

Maple Plain Townhomes

5330 US-12, Maple Plain, Minnesota



Project Overview



Project Team

Developer	Architect	Civil Engineer/ Landscape Architect
Equinox Development Partners LLC 225 South 6th Street #3500 Minneapolis, MN 55402	Momentum Design Group 2550 University Ave W Suite 160-S, St Paul, MN 55114	Civil Site Group 5000 Glenwood Avenue Golden Valley, MN 55422

Site Information

Address:	5330 US-12 Maple Plain, Minnesota 55359
Site Area:	267,343.82 SF (6.13 acres)
PID:	2411824340020, 2411824340021, 2411824340083

Project Overview

Gross Square Footage:

Name	Quantity	Individual Area	Combined Area
Building A:	(3)	11,963 SF	35,889 SF
Building B:	(3)	13,097 SF	39,291 SF
Building C:	(2)	23,856 SF	47,712 SF
Building D:	(2)	24,148 SF	48,296 SF
Office/Amenity:	(1)	01,4587 SF	01,587 SF
Total:			172,775 SF

Unit Count:

Type	Quantity
1 Bed	12
2 Bed	15
2 Bed + Den	08
3 Bed + Den	50
Total:	85

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.


Matthew R. Pavlek
DATE: 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

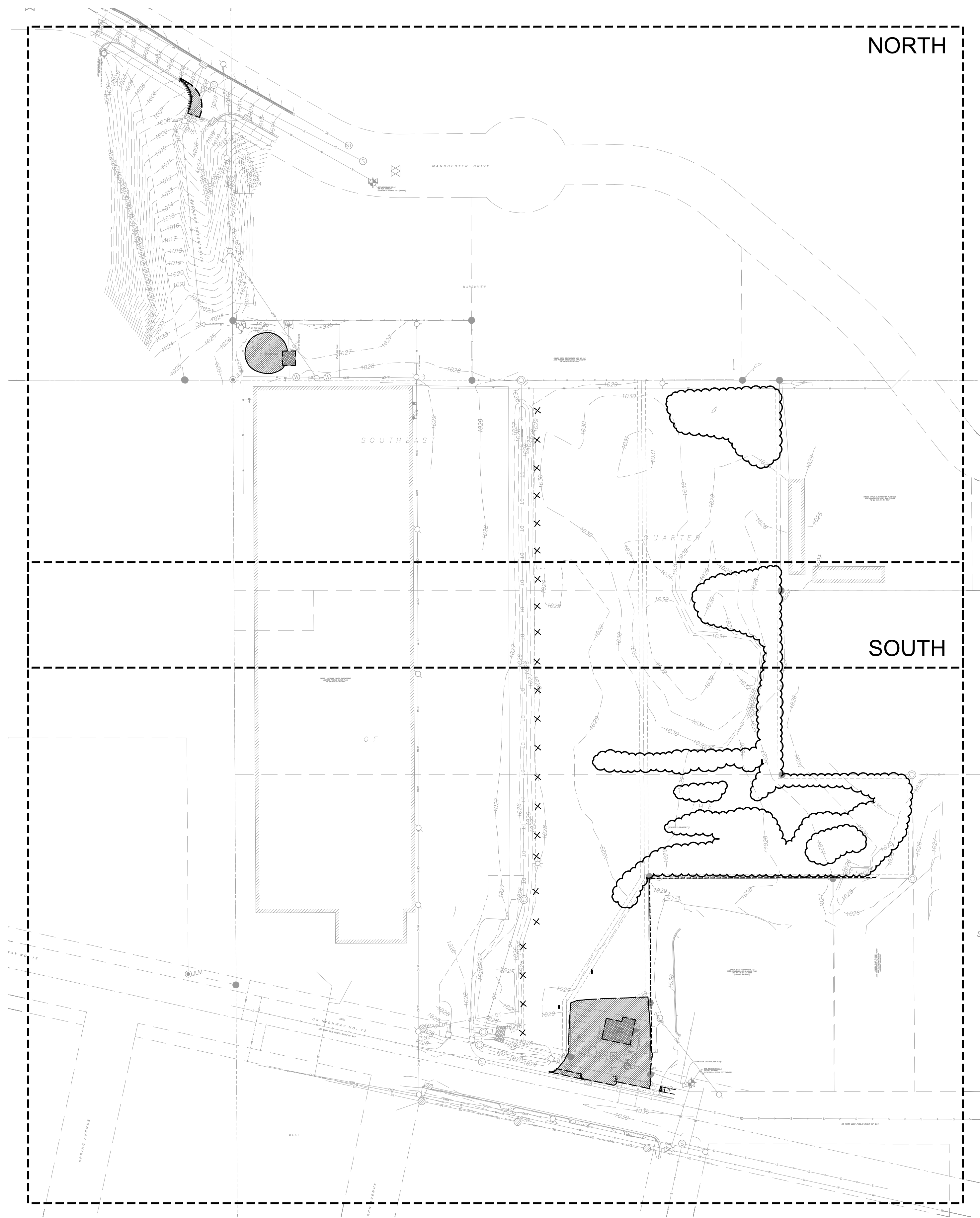
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612.615.0060 X 201
DRAWN BY	JH, MP, ZH, RS, AM
REVIEWED BY	MP
PROJECT NUMBER	05645

REVISION SUMMARY	
DATE	DESCRIPTION

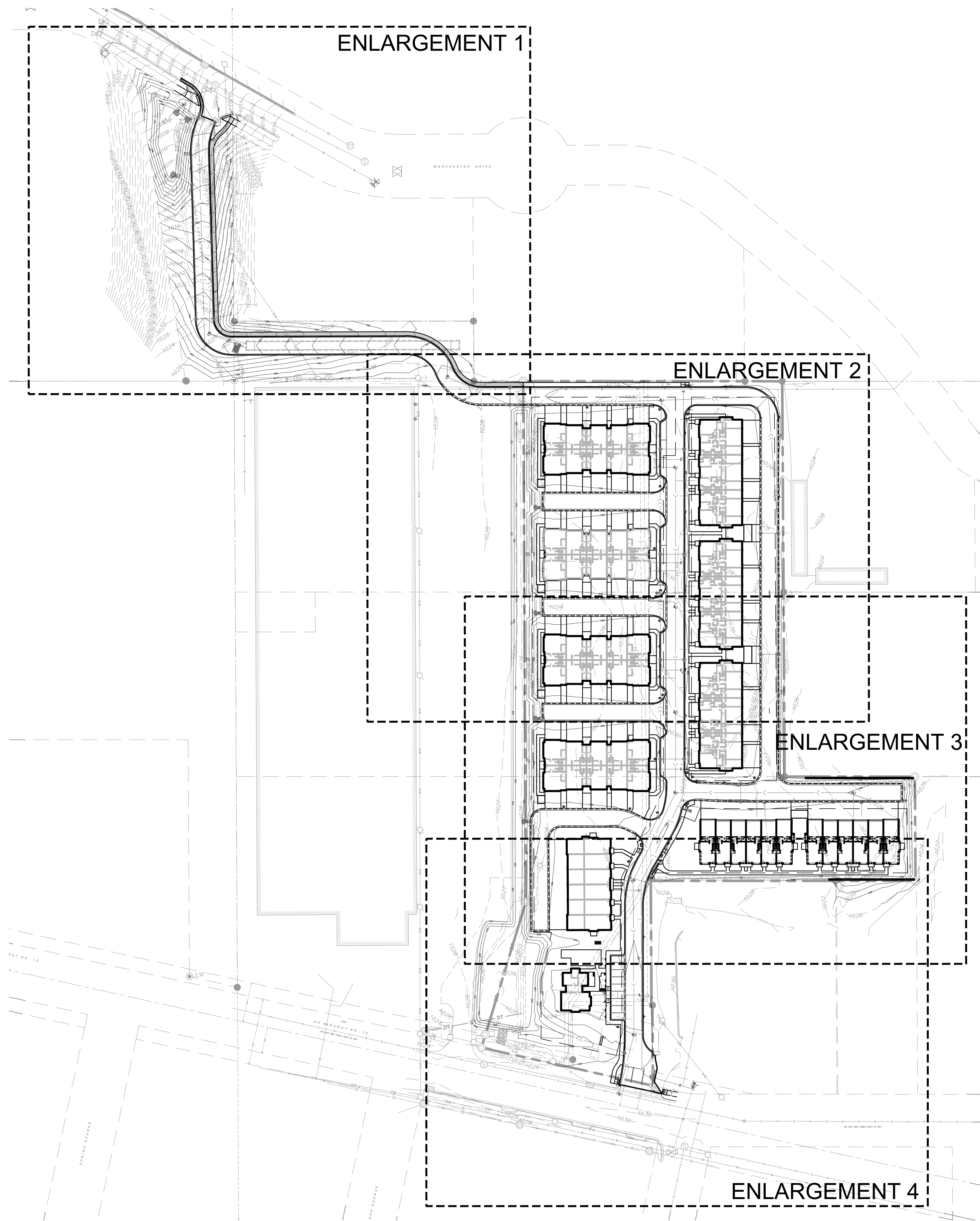
SITE PLAN - OVERALL LAYOUT

C0.1

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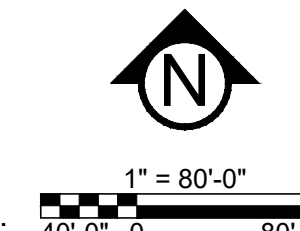
OVERALL LAYOUT (EXISTING):
REMOVALS PLAN = C1.0, C1.1
SWPPP PLAN = SW1.0, SW1.1

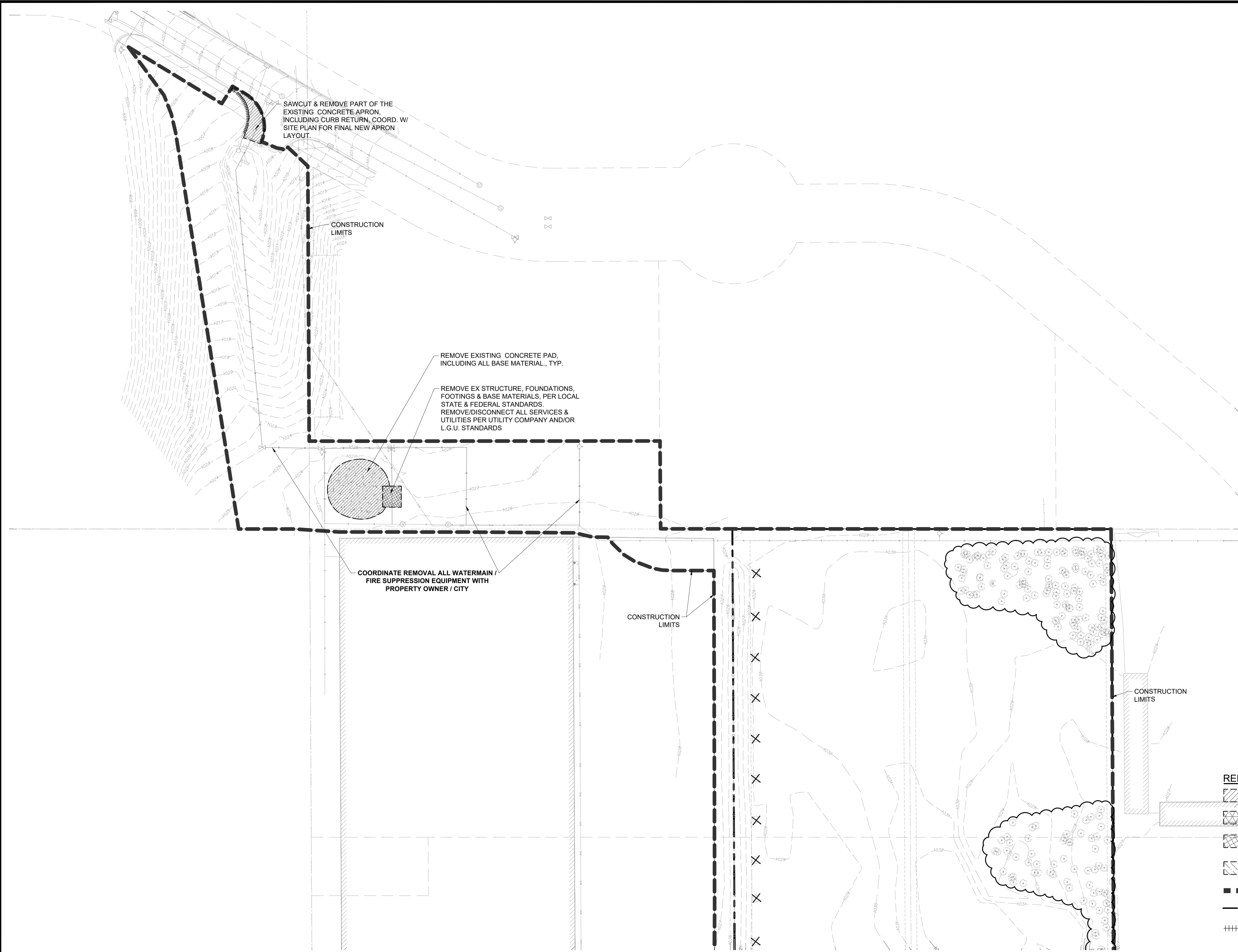


OVERALL LAYOUT (PROPOSED):
SITE PLAN = C2.0, C2.1, C2.2, C2.3
GRADING PLAN = C3.0, C3.1, C3.2, C3.3
UTILITY PLAN = C4.0, C4.1, C4.2, C4.3
LANDSCAPE PLAN = L1.0, L1.1, L1.2, L1.3, L1.4, L1.5



Know what's below.
Call before you dig.





SAWCUT & REMOVE PART OF THE EXISTING CONCRETE APRON, INCLUDING CURB RETURN, COORD. W/ SITE PLAN FOR FINAL NEW APRON LAYOUT.

CONSTRUCTION LIMITS

REMOVE EXISTING CONCRETE PAD, INCLUDING ALL BASE MATERIAL, TYP.

REMOVE EX STRUCTURE, FOUNDATIONS, FOOTINGS & BASE MATERIALS, PER LOCAL STATE & FEDERAL STANDARDS. REMOVE/DISCONNECT ALL SERVICES & UTILITIES PER UTILITY COMPANY AND/OR L.G.U. STANDARDS

COORDINATE REMOVAL ALL WATERMAIN / FIRE SUPPRESSION EQUIPMENT WITH PROPERTY OWNER / CITY

CONSTRUCTION LIMITS

CONSTRUCTION LIMITS

REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- MILL PAVEMENT, SEE PLAN NOTES FOR DEPTH
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

OWNER INFORMATION
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500
MINNEAPOLIS, MN 55402
KATELYN MURRAY
KMURRAY@EQUINOXDEVELOPMENT.COM



Know what's below.
Call before you dig.



1" = 40'-0"
20'-0" 0 40'-0"

CivilSite
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT

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5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
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Matthew R. Pavak
DATE 07/31/2026 LICENSE NO. 44263

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06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER
CONTACT NUMBER
DRAWN BY
REVIEWED BY
PROJECT NUMBER

MATT PAVAK
612.215.0060 X 701
JH MP, ZH, RS, AM
MP
0545

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - NORTH

C1.1

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**PRELIMINARY:
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CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

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PROJECT

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THE LAWS OF THE STATE OF MINNESOTA.


Robert L. Binder
DATE 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

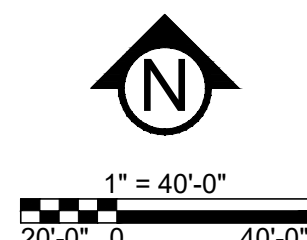
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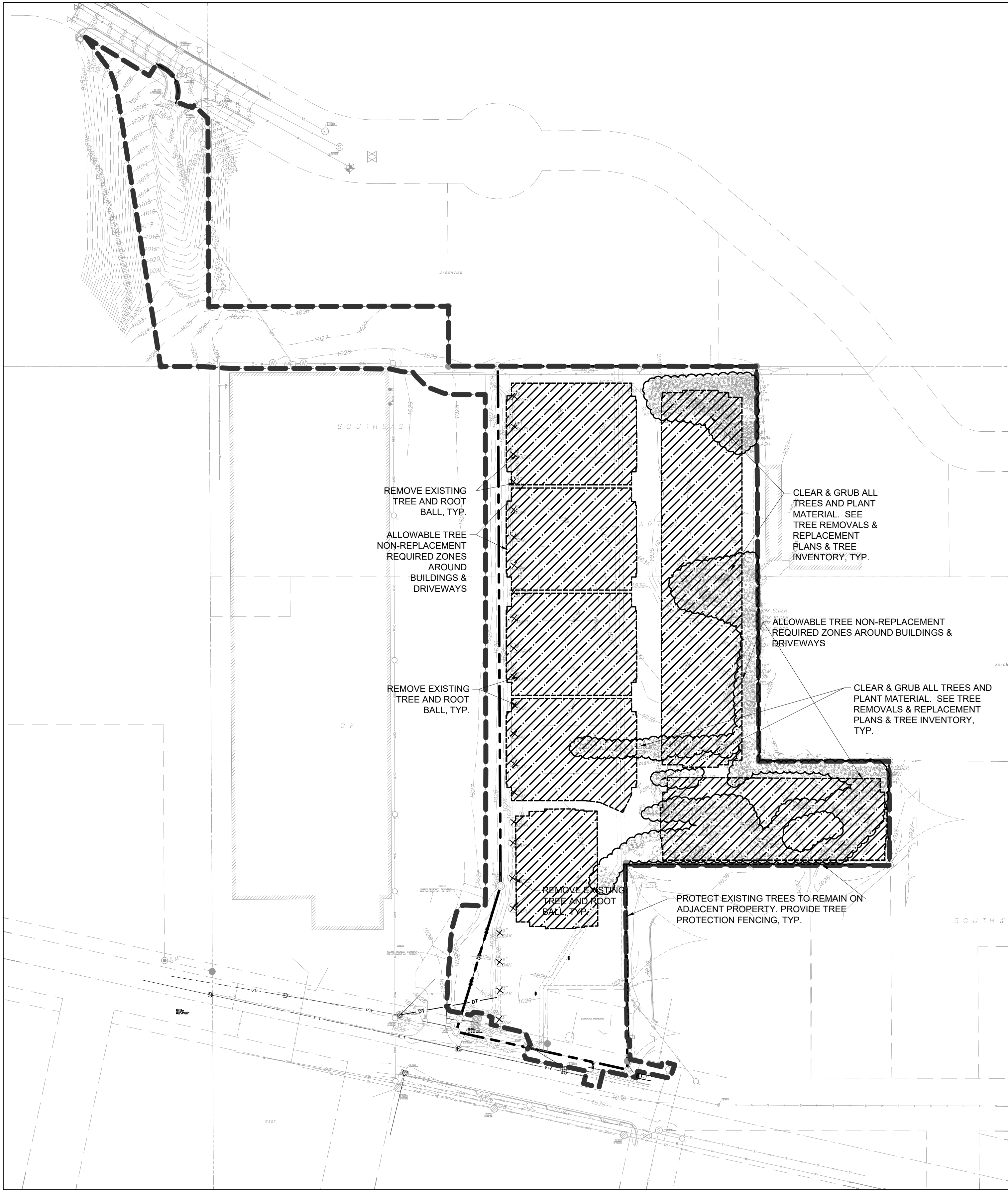
REMOVALS PLAN - SOUTH

C1 2



Know what's **below**.
Call before you dig.





Tree Preservation Plan Notes:

NRZ	=	Trees within 15 ft of building or 10 ft of parking that do not need to be replaced
Buckthorn	=	Buckthorn trees are not counted toward replacement calls

No.	Type	Total Diameter	Species	Significant	Common	Notes	Saved	Removed
75490	TRD	3	Oak					X
75491	TRD	3	Oak					X
75492	TRD	3	Oak					X
75493	TRD	3	Oak					X
75494	TRD	3	Maple					X
75495	TRD	3	Maple					X
75496	TRD	3	Maple					X
75497	TRD	4	Maple		X			X
75498	TRD	3	Oak			NRZ		X
75499	TRD	3	Oak			NRZ		X
75500	TRD	3	Oak			NRZ		X
75501	TRD	3	Oak					X
75502	TRD	3	Maple			NRZ		X
75503	TRD	3	Maple			NRZ		X
75504	TRD	3	Maple			NRZ		X
75505	TRD	3	Maple					X
75506	TRD	2	Oak			NRZ		X
75507	TRD	2	Oak			NRZ		X
75508	TRD	2	Oak			NRZ		X
75509	TRD	2	Oak			NRZ		X
75510	TRD	4	Maple		X	NRZ		X
75511	TRD	4	Maple		X	NRZ		X
75512	TRD	3	Maple			NRZ		X
75513	TRD	6	Buckthorn					X
75514	TRD	6	Buckthorn					X
75515	TRD	4	Buckthorn					X
75516	TRD	4	Buckthorn			MULTI-TRUNK		X
75517	TRD	7	Ash		X			X
75518	TRD	9	Elm					X
75519	TRD	12	Ash	X				X
75520	TRD	5	Buckthorn			NRZ		X
75521	TRD	6	Buckthorn					X
75522	TRD	12	Box Elder	X				X
75523	TRD	16	Box Elder	X				X
75524	TRD	6	Buckthorn					X
75525	TRD	4	Buckthorn					X
75526	TRD	8	Ash					X
75527	TRD	4	Buckthorn					X
75528	TRD	8	Buckthorn					X
75529	TRD	20	Ash	X				X
75530	TRD	6	Buckthorn					X
75531	TRD	5	Buckthorn			NRZ		X
75532	TRD	10	Buckthorn			MULTI-TRUNK & NRZ		X
75533	TRD	4	Buckthorn					X
75534	TRD	5	Buckthorn			NRZ		X
75535	TRD	14	Elm	X		NRZ		X
75536	TRD	8	Cedar	X		NRZ		X
75537	TRD	7	Ash			NRZ		X
75538	TRD	8	Buckthorn			NRZ		X
75539	TRD	5	Elm					X
75540	TRD	12	Elm	X				X
75541	TRD	4	Buckthorn			NRZ		X
75542	TRD	14	Box Elder	X		NRZ		X
75543	TRD	4	Buckthorn			NRZ		X
75544	TRD	8	Buckthorn			MULTI-TRUNK		X
75545	TRD	6	Buckthorn			NRZ		X
75546	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75547	TRD	10	Box Elder		X	NRZ		X
75548	TRD	8	Box Elder			NRZ		X
75549	TRD	4	Buckthorn			NRZ		X
75550	TRD	6	Ash			NRZ		X
75551	TRD	12	Ash	X		MULTI-TRUNK & NRZ		X
75552	TRD	7	Buckthorn			MULTI-TRUNK & NRZ		X
75553	TRD	6	Box Elder			NRZ		X
75554	TRD	8	Box Elder			NRZ		X
75555	TRD	5	Buckthorn			MULTI-TRUNK & NRZ		X
75556	TRD	4	Buckthorn			NRZ		X
75557	TRD	16	Ash	X		NRZ		X
75558	TRD	4	Buckthorn					X
75559	TRD	4	Buckthorn					X
75560	TRD	6	Buckthorn					X
75561	TRD	20	Ash	X				X
75562	TRD	18	Ash	X				X
75563	TRD	4	Buckthorn					X
75564	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75565	TRD	5	Buckthorn			NRZ		X
75566	TRD	7	Ash			NRZ		X
75567	TRD	6	Ash			NRZ		X
75568	TRD	12	Ash	X		NRZ		X
75569	TRD	4	Buckthorn			NRZ		X
75570	TRD	4	Buckthorn			NRZ		X
75571	TRD	4	Buckthorn			NRZ		X
75572	TRD	5	Buckthorn			NRZ		X
75573	TRD	6	Buckthorn			NRZ		X
75574	TRD	4	Buckthorn			NRZ		X
75575	TRD	4	Buckthorn			NRZ		X
75576	TRD	4	Buckthorn			NRZ		X
75577	TRD	4	Buckthorn			NRZ		X
75578	TRD	4	Buckthorn			NRZ		X
75579	TRD	4	Ash			NRZ		X
75580	TRD	4	Ash			NRZ		X
75581	TRD	4	Oak					X
75582	TRD	6	Ash					X

Tree Preservation Spreadsheet Legend:

	=	Significant Trees
	=	Common Trees

Tree Preservation Plan Legend:

	NON-REPLACEMENT ZONE AREAS (NRZ)
	CONSTRUCTION LIMITS
	PROPERTY LINE
	TREE PROTECTION
	TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CivilSite
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REVISION SUMMARY

DATE	DESCRIPTION
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TREE PRESERVATION PLAN

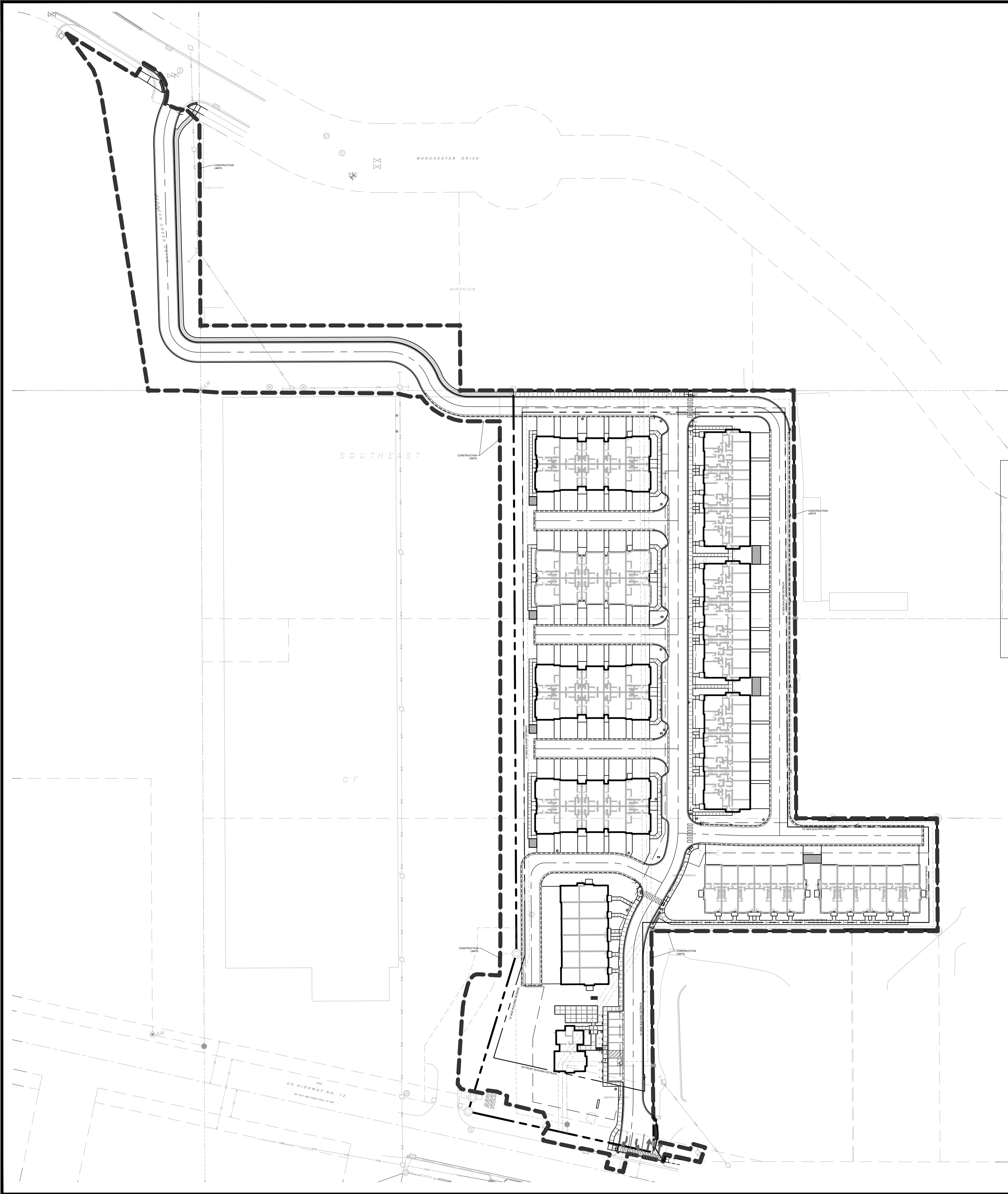
C1.3

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NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75583	TRD	8	Ash					X
75584	TRD	4	Buckthorn			MULTI-TRUNK		X
75585	TRD	5	Buckthorn					X
75586	TRD	4	Buckthorn					X
75587	TRD	4	Buckthorn					X
75588	TRD	5	Buckthorn					X
75589	TRD	4	Buckthorn					X
75590	TRD	5	Buckthorn					X
75591	TRD	4	Buckthorn					X
75592	TRD	8	Ash					X
75593	TRD	8	Ash					X
75594	TRD	6	Ash					X
75595	TRD	4	Ash					X
75596	TRD	7	Ash					X
75597	TRD	16	Ash	X				X
75598	TRD	8	Ash					X
75599	TRD	4	Ash					X
75600	TRD	4	Elm					X
75601	TRD	7	Elm					X
75602	TRD	16	Ash	X				X
75603	TRD	4	Buckthorn					X
75604	TRD	12	Ash	X				X
75605	TRD	8	Ash					X
75606	TRD	4	Ash					X
75607	TRD	12	Ash	X				X
75608	TRD	4	Buckthorn					X
75609	TRD	4	Buckthorn					X
75610	TRD	6	Buckthorn			MULTI-TRUNK & NRZ		X
75611	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75612	TRD	6	Box Elder			NRZ		X
75613	TRD	5	Box Elder					X
75614	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75615	TRD	30	Box Elder	X		NRZ		X
75616	TRD	4	Buckthorn			NRZ		X
75617	TRD	4	Buckthorn			NRZ		X
75618	TRD	7	Ash			NRZ		X
75619	TRD	4	Buckthorn			NRZ		X
75620	TRD	5	Buckthorn		X			X
75621	TRD	10	Buckthorn					X
75622	TRD	5	Buckthorn					X
75623	TRD	20	Elm	X				X
75624	TRD	12	Elm	X				X
75625	TRD	12	Elm	X				X
75626	TRD	10	Buckthorn		X			X
75627	TRD	16	Ash	X				X
75628	TRD	4	Ash					X
75629	TRD	18	Ash	X				X
75630	TRD	5	Ash					X
75631	TRD	8	Elm					X
75632	TRD	15	Ash	X		NRZ		X
75633	TRD	5	Buckthorn					X
75634	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75635	TRD	4	Buckthorn			NRZ		X
75636	TRD	4	Buckthorn			NRZ		X
75637	TRD	20	Elm	X		NRZ		X
75638	TRD	4	Buckthorn			NRZ		X
75639	TRD	4	Buckthorn			NRZ		X
75640	TRD	4	Poplar					X
75641	TRD	4	Poplar					X
75642	TRD	4	Poplar					X
75643	TRD	4	Poplar					X
75644	TRD	6	Elm					X
75645	TRD	8	Elm					X
75646	TRD	5	Elm					X
75647	TRD	6	Poplar					X
75648	TRD	6	Poplar					X
75649	TRD	4	Poplar			MULTI-TRUNK		X
75650	TRD	6	Poplar					X
75651	TRD	5	Elm					X
75652	TRD	12	Poplar	X		NRZ		X
75653	TRD	8	Poplar			NRZ		X
75654	TRD	4	Maple		X			X
75655	TRD	4	Ash					X
75656	TRD	4	Poplar			NRZ		X
75657	TRD	5	Poplar			NRZ		X
75658	TRD	6	Poplar			NRZ		X
75659	TRD	4	Poplar			NRZ		X
75660	TRD	8	Elm					X
75661	TRD	4	Ash					X
75662	TRD	6	Poplar			NRZ		X
75663	TRD	5	Poplar			NRZ		X
75664	TRD	4	Ash					X
75665	TRD	12	Poplar	X		NRZ		X
75666	TRD	4	Poplar			NRZ		X
75667	TRD	4	Poplar			NRZ		X
75668	TRD	5	Poplar			NRZ		X
75669	TRD	4	Poplar			NRZ		X
75670	TRD	7	Poplar					X
75671	TRD	5	Poplar			NRZ		X
75672	TRD	16	Poplar	X		NRZ		X
75673	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75674	TRD	5	Poplar			MULTI-TRUNK & NRZ		X
75675	TRD	4	Poplar			NRZ		X
75676	TRD	5	Poplar			NRZ		X

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75677	TRD	6	Poplar			NRZ		X
75678	TRD	4	Poplar			NRZ		X
75679	TRD	7	Poplar			NRZ		X
75680	TRD	4	Poplar					X
75681	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75682	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75683	TRD	4	Poplar			MULTI-TRUNK		X
75684	TRD	4	Poplar			NRZ		X
75685	TRD	5	Poplar					X
75686	TRD	10	Poplar		X			X
75687	TRD	4	Poplar					X
75688	TRD	10	Poplar		X	NRZ		X
75689	TRD	6	Poplar					X
75690	TRD	6	Poplar					X
75691	TRD	6	Elm			NRZ		X
75692	TRD	18	Poplar	X				X
75693	TRD	4	Elm			NRZ		X
75694	TRD	4	Elm			NRZ		X
75695	TRD	4	Elm			NRZ		X
75696	TRD	4	Elm			NRZ		X
75697	TRD	5	Elm			MULTI-TRUNK & NRZ		X
75698	TRD	4	Elm			NRZ		X
75699	TRD	4	Elm			NRZ		X
75700	TRD	6	Elm					X
75701	TRD	4	Elm			NRZ		X
75702	TRD	4	Elm			NRZ		X
75703	TRD	4	Elm			NRZ		X
75704	TRD	8	Elm					X
75705	TRD	4	Elm			NRZ		X
75706	TRD	7	Elm			NRZ		X
75707	TRD	7	Elm					X
75708	TRD	7	Elm			MULTI-TRUNK & NRZ		X
75709	TRD	12	Ash	X		MULTI-TRUNK & NRZ		X
75710	TRD	30	Poplar	X		NRZ		X
75711	TRD	6	Poplar			NRZ		X
75712	TRD	4	Birch			NRZ		X
75713	TRD	20	Poplar	X		NRZ		X
75714	TRD	18	Poplar	X		NRZ		X
75715	TRD	10	Poplar		X	NRZ		X
75716	TRD	4	Elm			NRZ		X
75717	TRD	4	Elm			NRZ		X
75718	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75719	TRD	7	Cedar			NRZ		X
75720	TRD	4	Cherry			NRZ		X
75721	TRD	4	Elm			NRZ		X
75722	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75723	TRD	4	Ash			NRZ		X
75724	TRD	4	Ash			NRZ		X
75725	TRD	4	Ash					X
75726	TRD	4	Ash					X
75727	TRD	5	Ash					X
75728	TRD	7	Box Elder					X
75729	TRD	14	Elm	X		NRZ		X
75730	TRD	12	Ash	X		NRZ		X
75731	TRD	4	Ash			NRZ		X
75732	TRD	7	Ash					X
75733	TRD	8	Ash					X
75734	TRD	10	Ash		X			X
75735	TRD	6	Ash			MULTI-TRUNK		X
75736	TRD	7	Ash					X
75737	TRD	20	Box Elder	X				X
75738	TRD	4	Buckthorn			MULTI-TRUNK		X
75739	TRD	4	Buckthorn					X
75740	TRD	4	Ash					X
75741	TRD	4	Ash					X
75742	TRD	4	Ash					X
75743	TRD	5	Ash			MULTI-TRUNK		X
75744	TRD	4	Ash					X
75745	TRD	4	Ash					X
75746	TRD	7	Elm					X
75747	TRD	4	Ash					X
75748	TRD	4	Ash					X
75749	TRD	4	Buckthorn					X
75750	TRD	4	Buckthorn					X
75751	TRD	4	Ash					X
75752	TRD	4	Buckthorn					X
75753	TRD	5	Ash					X
75754	TRD	4	Ash					X
75756	TRD	4	Ash					X
75757	TRD	4	Buckthorn					X
75758	TRD	6	Ash					X
75759	TRD	4	Buckthorn			MULTI-TRUNK		X
75760	TRD	5	Ash			MULTI-TRUNK		X
75761	TRD	4	Buckthorn			MULTI-TRUNK		X
75762	TRD	6	Ash					X
75763	TRD	6	Elm					X
75764	TRD	5	Buckthorn					X
75765	TRD	7	Maple					X
75766	TRD	5	Ash					X
75767	TRD	4	Buckthorn			NRZ		X
75768	TRD	5	Elm			MULTI-TRUNK		X
75769	TRD	12	Elm	X				X
75770	TRD	4	Ash			NRZ		X

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75771	TRD	5	Ash			NRZ		X
75772	TRD	4	Ash			NRZ		X
75773	TRD	4	Elm					X
75774	TRD	18	Poplar	X		MULTI-TRUNK & NRZ		X
75775	TRD	18	Poplar	X		NRZ		X
75776	TRD	6	Poplar			NRZ		X
75777	TRD	20	Poplar	X		NRZ		X
75778	TRD	4	Elm			NRZ		X
75779	TRD	4	Elm			NRZ		X
75780	TRD	5	Box Elder			NRZ		X
75781	TRD	8	Cedar			NRZ		X
75782	TRD	5	Cedar			NRZ		X
75783	TRD	8	Cedar			NRZ		X
75784	TRD	7	Poplar					X
75785	TRD	16	Poplar	X				X
75786	TRD	5	Elm			NRZ		X
75787	TRD	4	Elm			MULTI-TRUNK		X
75788	TRD	4	Elm					X
75789	TRD	4	Elm			MULTI-TRUNK		X
75790	TRD	4	Elm			MULTI-TRUNK		X
75791	TRD	4	Elm			MULTI-TRUNK		X
75792	TRD	5	Elm					X
75793	TRD	5	Cherry			MULTI-TRUNK & NRZ		X
75794	TRD	4	Elm			NRZ		X
75795	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75796	TRD	4	Elm			NRZ		X
75797	TRD	4	Elm			NRZ		X
75798	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75799	TRD	4	Elm			NRZ		X
75800	TRD	4	Elm			NRZ		X
75801	TRD	4	Elm			NRZ		X
75802	TRD	4	Ash			NRZ		X
75803	TRD	4	Elm			NRZ		X
75804	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75805	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75806	TRD	12	Poplar	X		NRZ		X
75807	TRD	10	Poplar		X	NRZ		X
75808	TRD	6	Box Elder			MULTI-TRUNK & NRZ		X
75809	TRD	4	Elm			NRZ		X
75810	TRD	5	Elm			NRZ		X
75811	TRD	4	Buckthorn			NRZ		X
75812	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75813	TRD	4	Ash					X
75814	TRD	4	Ash					X
75815	TRD	5	Ash			MULTI-TRUNK & NRZ		X
75816	TRD	4	Buckthorn			MULTI-TRUNK		X
75817	TRD	6	Buckthorn			MULTI-TRUNK		X
75818	TRD	4	Ash			MULTI-TRUNK		X
75819	TRD	6	Ash					X
75820	TRD	6	Ash			MULTI-TRUNK		X
75821	TRD	10	Ash		X			X
75822	TRD	4	Ash			MULTI-TRUNK		X
75823	TRD	5	Ash			MULTI-TRUNK & NRZ		X
75824	TRD	4	Ash			MULTI-TRUNK		X
75825	TRD	5	Ash					X
75826	TRD	4	Ash			MULTI-TRUNK		X
75827	TRD	4	Ash					X
75828	TRD	4	Ash			MULTI-TRUNK		X
75829	TRD	4	Buckthorn			MULTI-TRUNK		X
75830	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75831	TRD	4	Ash			NRZ		X
75832	TRD	8	Ash					X
75833	TRD	6	Ash			MULTI-TRUNK		X
75834	TRD	7	Elm					X
75835	TRD	16	Elm	X				X
75836	TRD	5	Ash			MULTI-TRUNK & NRZ		X
75837	TRD	4	Buckthorn			MULTI-TRUNK		X
75838	TRD	4	Box Elder			MULTI-TRUNK		X
75839	TRD	7	Box Elder			MULTI-TRUNK		X
75840	TRD	14	Box Elder	X		MULTI-TRUNK		X
75841	TRD	4	Buckthorn			MULTI-TRUNK		X
75842	TRD	4	Buckthorn			MULTI-TRUNK		X
75843	TRD	12	Ash	X				X
75844	TRD	4	Buckthorn			MULTI-TRUNK		X
75846	TRD	4	Box Elder			MULTI-TRUNK		X
75847	TRD	12	Box Elder	X				X
75848	TRD	7	Box Elder					X
75849	TRD	4	Buckthorn			MULTI-TRUNK		X
75850	TRD	4	Buckthorn					X
75851	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75852	TRD	4	Box Elder			MULTI-TRUNK		X
75853	TRD	4	Box Elder			MULTI-TRUNK		X
75854	TRD	6	Box Elder			MULTI-TRUNK		X
75855	TRD	4	Box Elder					X
75856	TRD	4	Box Elder			MULTI-TRUNK		X
75857	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X



SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCALATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
- FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

CITY OF MAPLE PLAIN SITE SPECIFIC NOTES:

- THE CONDITION OF HIGHWAY 12 AND PIONEER CREEK DRIVE SHOULD BE REVIEWED BY THE CITY AND CONTRACTOR PRIOR TO ANY WORK AND VERIFIED WITH VIDEO OR PICTURES. ANY DAMAGE TO THE STREET AFTER WORK COMMENCES SHOULD BE DEEMED TO BE CAUSED BY THE CONTRACTOR AND THE OWNER'S RESPONSIBILITY TO REPAIR.
- WORK IN THE PUBLIC RIGHT OF WAY AND CONNECTION TO UTILITIES MUST BE COORDINATED WITH THE CITY. A MINIMUM 24-HOUR PRIOR NOTICE MUST BE PROVIDED. BITUMINOUS PAVEMENT SHALL BE SAW-CUT, AND CONCRETE REMOVED TO THE JOINT TO PROVIDE CLEAN MATCH LINES. REMOVAL LIMITS SHALL BE MARKED BY THE CITY PRIOR TO ANY WORK. REPAIRS SHALL MATCH IN KIND MATERIALS AND THICKNESSES. SUBGRADE CORRECTIONS MAY BE REQUIRED.
- PERIMETER EROSION CONTROL MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY OTHER WORK. A MINIMUM 24 HOUR NOTICE MUST BE PROVIDED PRIOR TO INSPECTION
- RECORD DRAWINGS MUST BE PROVIDED UPON COMPLETION OF THE PROJECT.
- DEVELOPER MUST CONDUCT TELEVISING OF THE SANITARY SEWER SYSTEM AND PROVIDE TWO COPIES OF THE REPORT AND TELEVISING DATA FOR REVIEW BY THE CITY STAFF.

OWNER INFORMATION

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500
MINNEAPOLIS, MN 55402
KATELYN MURRAY
KMURRAY@EQUINOXDEVELOPMENT.COM

SITE AREA CALCULATIONS						
			EXISTING CONDITION		PROPOSED CONDITION	
IMPERVIOUS SURFACES						
BUILDING COVERAGE		1,057 SF	0.4%		73,984 SF	27.7%
PAVEMENT		8,557 SF	3.2%		123,243 SF	46.1%
TOTAL		9,614 SF	3.6%	0.2 AC	197,227 SF	73.8% 4.5 AC
PERVIOUS SURFACES						
TOTAL		257,670 SF	96.4%	5.9 AC	70,057 SF	26.2% 1.6 AC
TOTAL SITE AREA		267,284 SF	100.0%	6.1 AC	267,284 SF	100.0% 6.1 AC
DIFFERENCE (EX. VS PROP.)						
DISTURBED AREA		187,613 SF	70.2%			
		341,548 SF	7.8 AC			

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE); SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- LIGHT DUTY BITUMINOUS PAVEMENT (TRAIL/WALKWAY). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- HATCH PATTERN DENOTES MATERIAL TYPE ONLY, JOINT LOCATIONS AND LAYOUT TO BE CONSTRUCTED BY CONTRACTOR IN THE FIELD**
- OVERLAY PAVEMENT, COORDINATE W/ MILLING OPERATIONS TO MATCH DEPTH, SEE PVMT. DETAIL FOR OVERLAY SPECIFICATIONS
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
- ADA = ACCESSIBLE SIGN
- NP = NO PARKING FIRE LANE
- STOP = STOP
- GP = GUEST PARKING ONLY, NO OVERNIGHT PARKING
- PED = PEDESTRIAN CROSSWALK
- FPO = FUTURE RESIDENT PARKING
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE)
- DO NOT PAINT.

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Civil Engineering * Surveying * Landscape
Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com612-615-0060

PRELIMINARY:
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PROJECT
EQUINOX DEV-TOWNHOMES

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek

DATE: 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

SITE PLAN - OVERALL

C2.0

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PROJECT MANAGER
CONTACT NUMBER
DRAWN BY
REVIEWED BY
PROJECT NUMBER

MATT PAVEK
612.261.5060 X 701
JH, MP, ZH, RS, AM
MP
25245

Know what's below.
Call before you dig.

811

1" = 60'-0"
30'-0" 0 60'-0"

**PRELIMINARY:
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EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

[illegible]

PROJECT

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LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.


Matthew R. Pavak
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

[illegible]

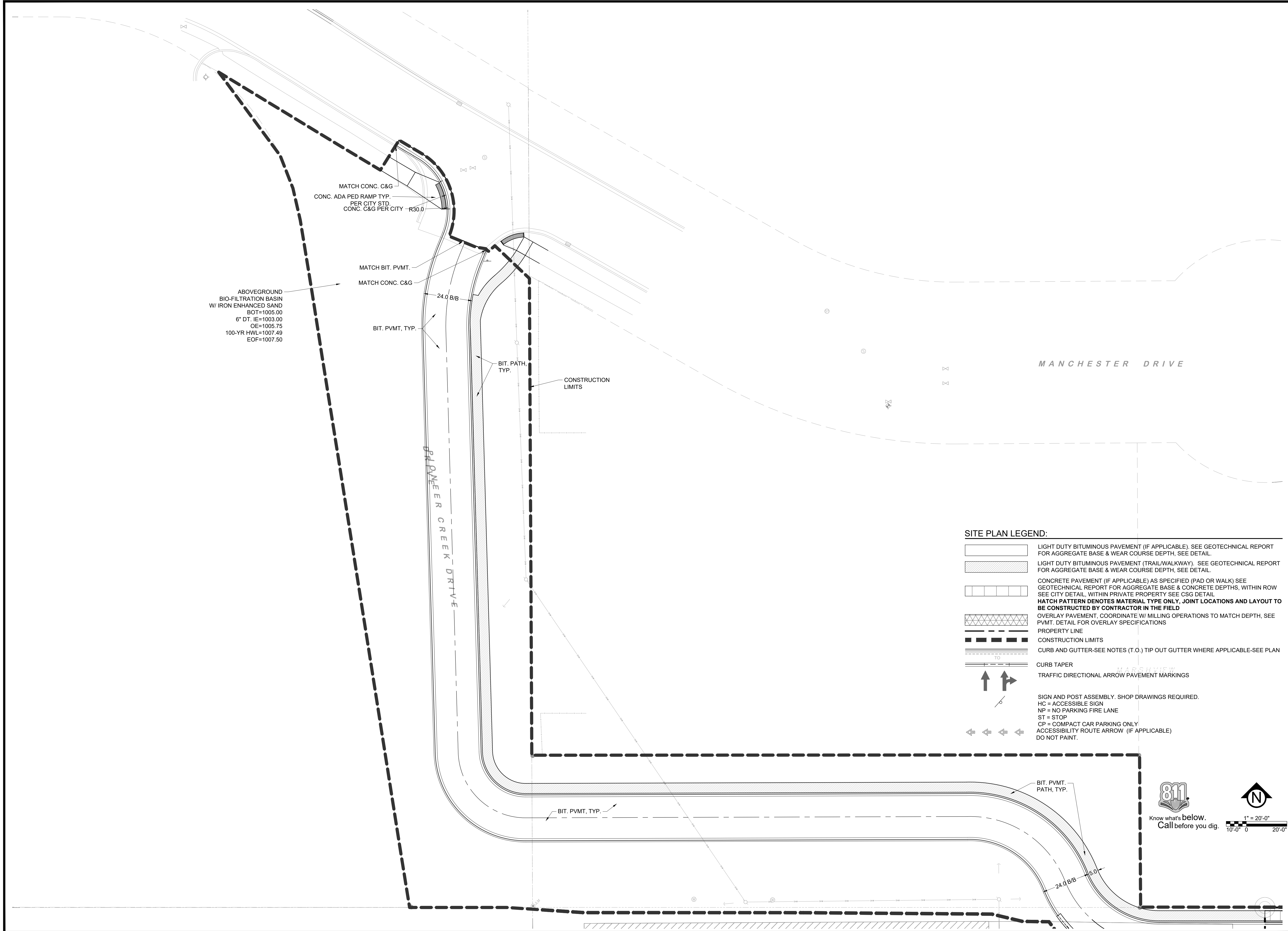
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

[illegible]

SITE PLAN -
ENLARGEMENT 1

C2.1

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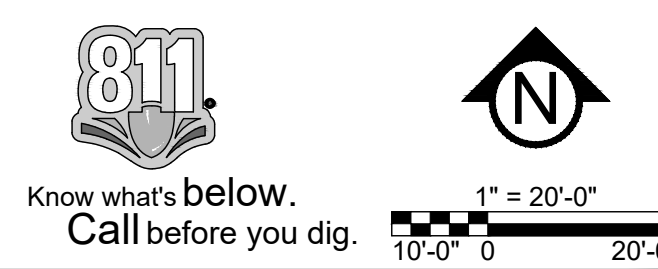


PROJECT **EQUINOX DEV-TOWNHOMES**
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER **EQUINOX DEVELOPMENT PARTNERS LLC**
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402


Matthew R. Pavек
DATE 07/31/2026 LICENSE NO. 44263

[illegible][illegible]

C2.2



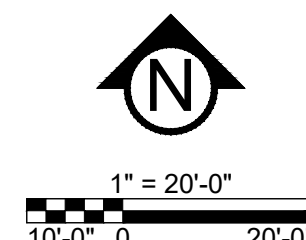
PROJECT **EQUINOX DEV-TOWNHOMES**
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER **EQUINOX DEVELOPMENT PARTNERS LLC**
225 S SIXTH ST., SUITE 3500, MINNEAPOLIS, MN 55402


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[illegible]

SITE PLAN -
ENLARGEMENT 3

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EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

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UNDER THE LAWS OF THE STATE OF
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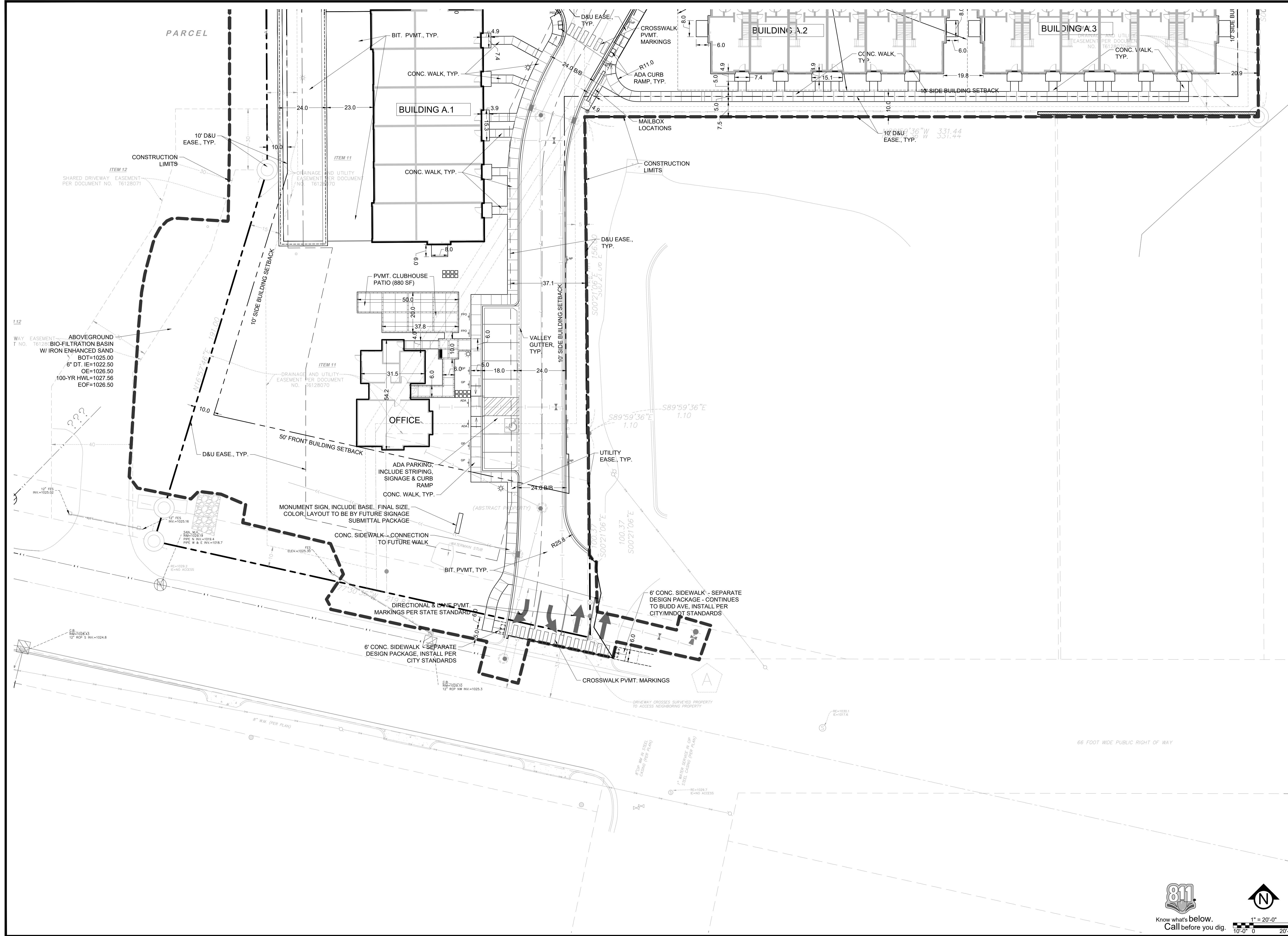
Matthew R. Pavak
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

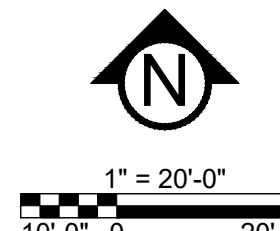
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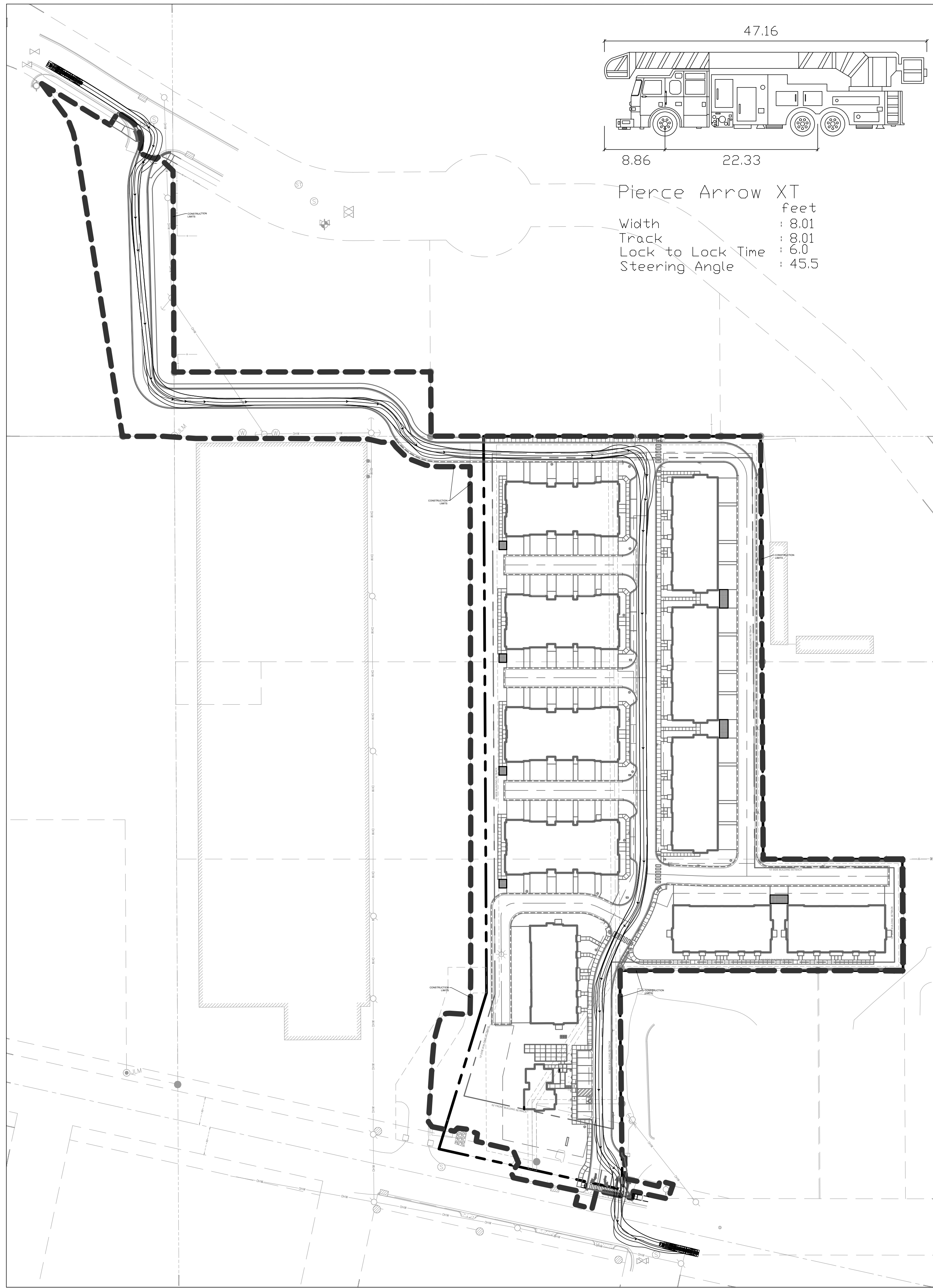
SITE PLAN -
ENLARGEMENT 4

C2.4



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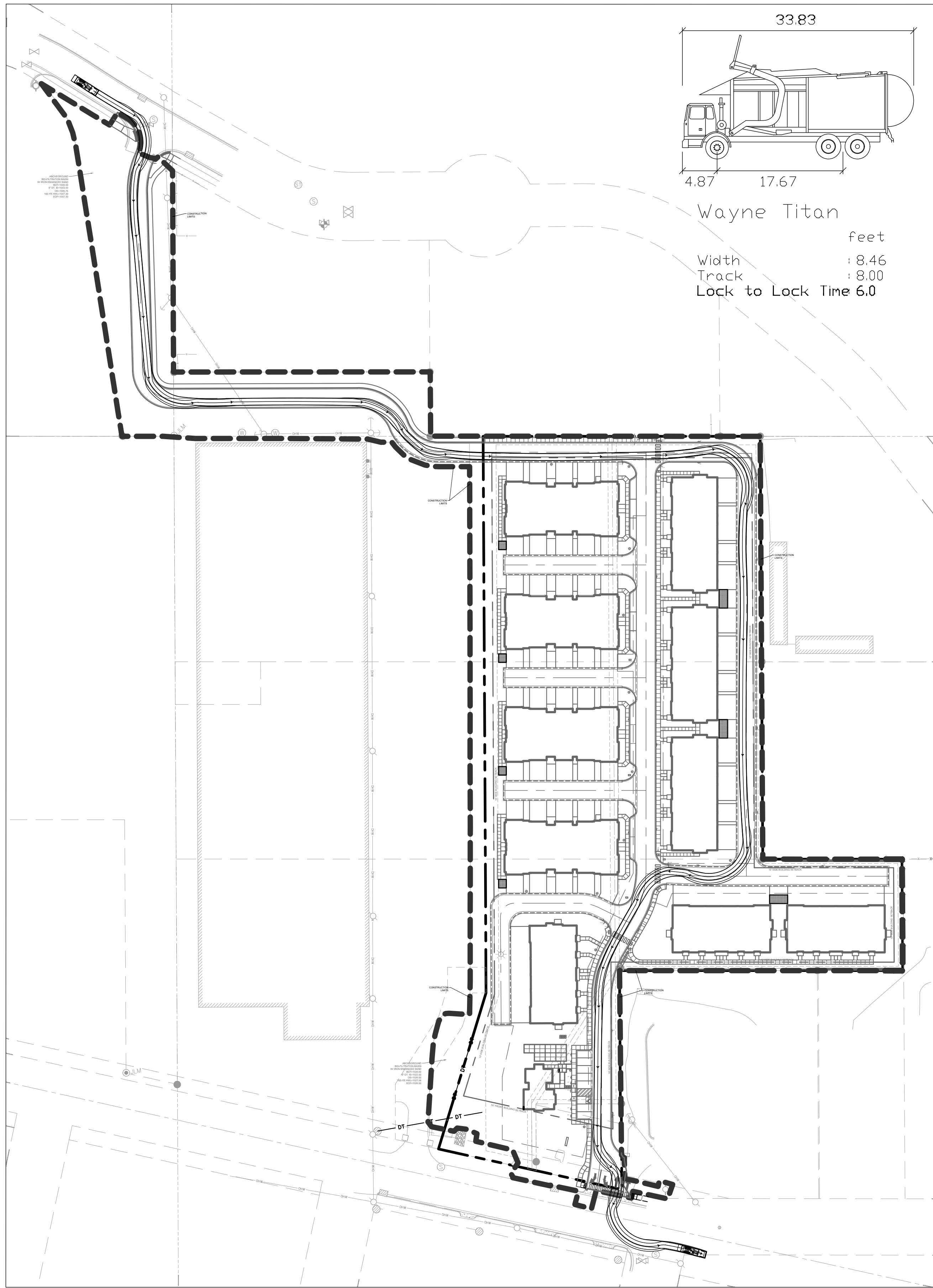


1 FIRE / LADDER TRUCK TURNING MOVEMENT

1" = 80'-0"

40'-0" 0 80'-0"

N



2 STANDARD GARBAGE TRUCK TURNING MOVEMENT

1" = 80'-0"

40'-0" 0 80'-0"

N



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CONSTRUCTION

PROJECT

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavlek
Matthew R. Pavlek
DATE: 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
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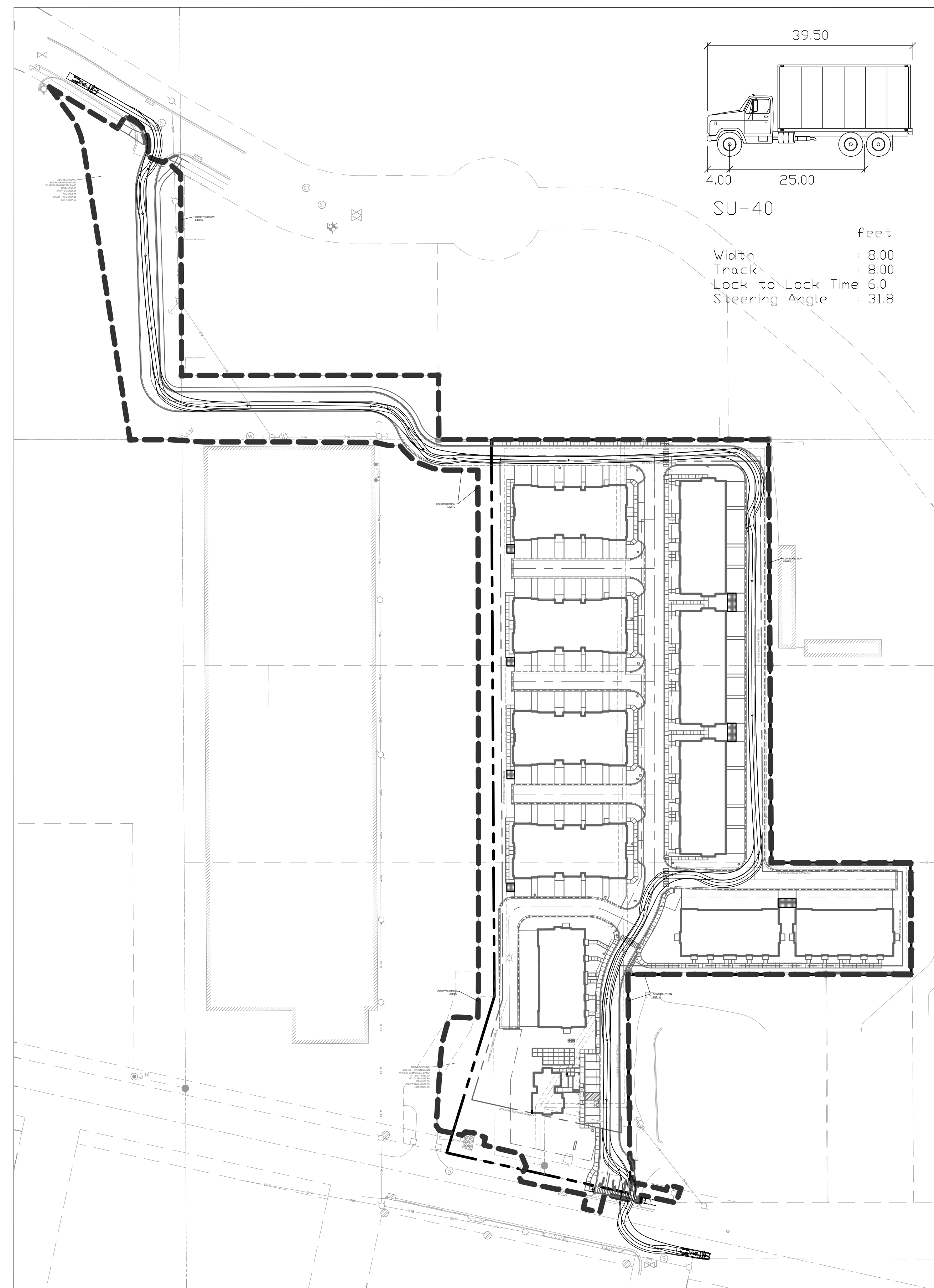
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612.615.0060 X 701
DRAWN BY	JH, MP, ZH, RS, AM
REVIEWED BY	MP
PROJECT NUMBER	25245

REVISION SUMMARY	
DATE	DESCRIPTION

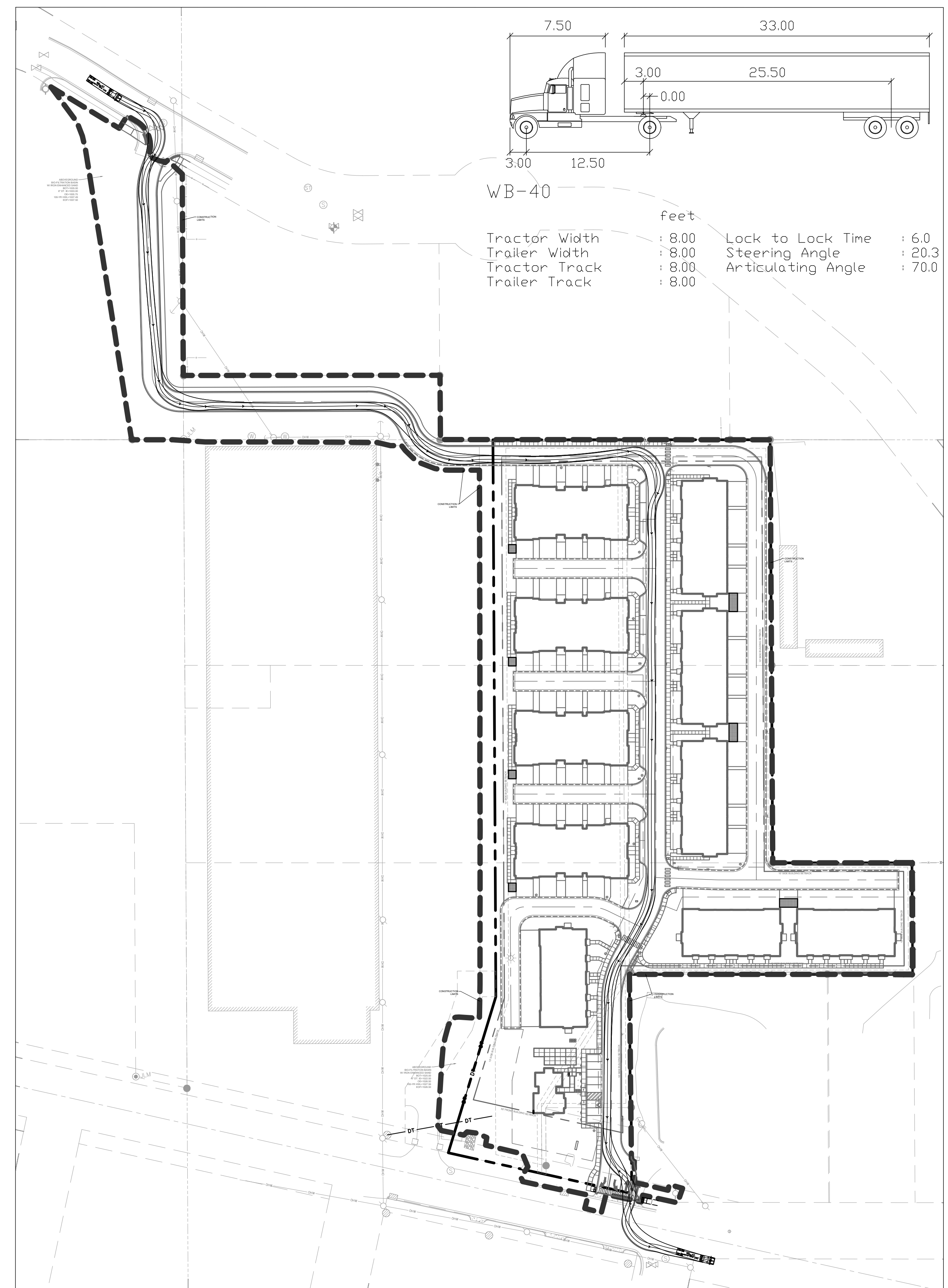
TURNING MOVEMENT

C2.5

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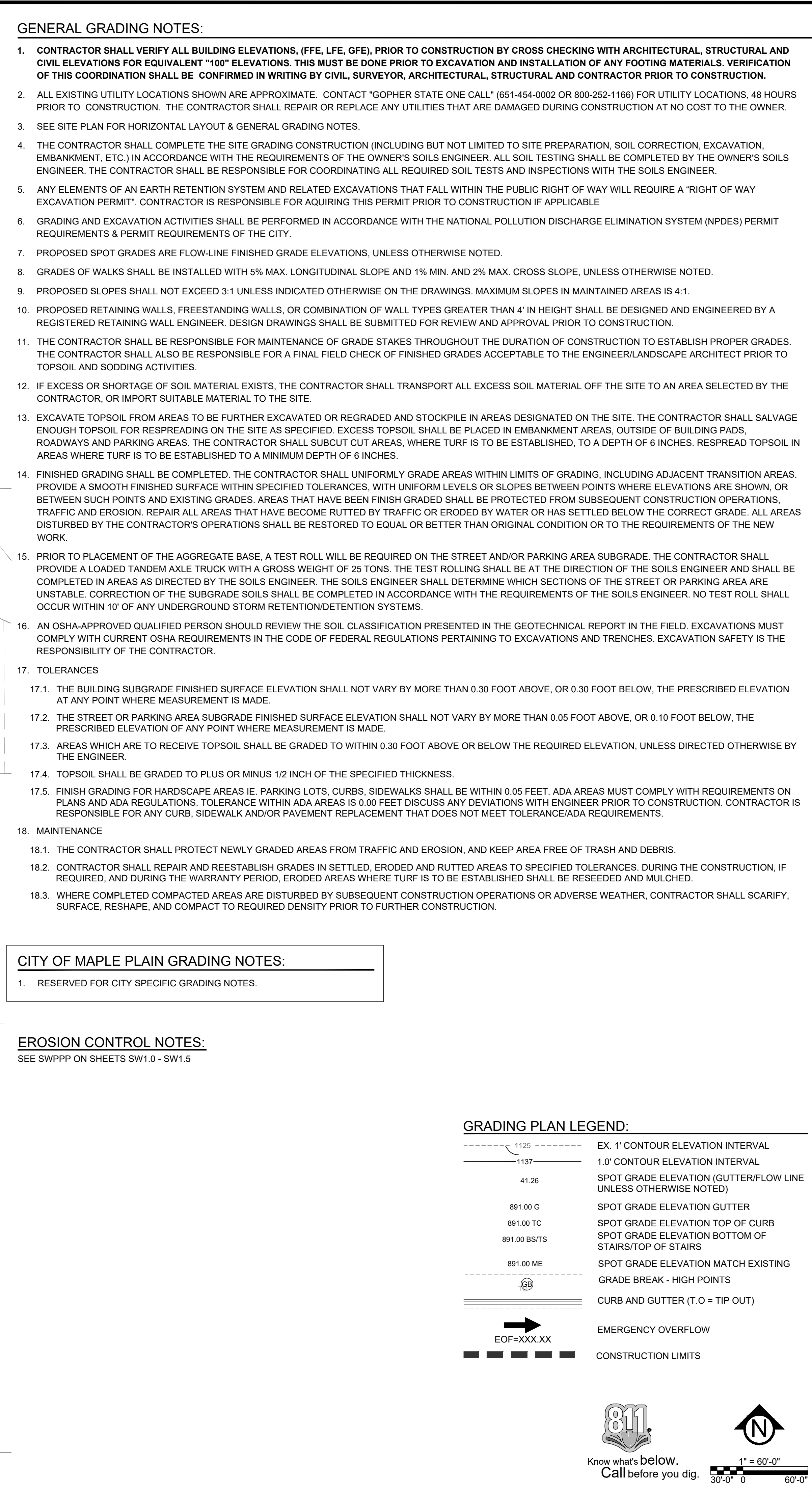
1 SU-40 BOX TRUCK TURNING MOVEMENT



2 WB-40 SEMI-TRUCK TURNING MOVEMENT



Know what's below.
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1. CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE, PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
12. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
13. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
14. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
16. AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. TOLERANCES
 - 17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - 17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - 17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - 17.5. FINISH GRADING FOR HARDSCAPE AREAS I.E. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
18. MAINTENANCE
 - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - 18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - 18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

SEE SWPPP ON SHEETS SW1.0 - SW1.5

The diagram illustrates various road features and their corresponding spot grade elevations:

- EX. 1' CONTOUR ELEVATION INTERVAL**: A horizontal line with a vertical tick mark labeled "1125". Below it, another horizontal line has a vertical tick mark labeled "1137".
- 1.0' CONTOUR ELEVATION INTERVAL**: A horizontal line with a vertical tick mark labeled "41.26".
- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)**: A horizontal line with a vertical tick mark labeled "891.00 G".
- SPOT GRADE ELEVATION TOP OF CURB**: A horizontal line with a vertical tick mark labeled "891.00 TC".
- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS**: A horizontal line with a vertical tick mark labeled "891.00 BS/TS".
- SPOT GRADE ELEVATION MATCH EXISTING**: A horizontal line with a vertical tick mark labeled "891.00 ME".
- GRADE BREAK - HIGH POINTS**: A dashed horizontal line with a circular symbol containing the letters "GB".
- CURB AND GUTTER (T.O = TIP OUT)**: Three parallel horizontal lines.
- EMERGENCY OVERTFLOW**: A thick black arrow pointing right, above the text "EOF=XXX.XX".
- CONSTRUCTION LIMITS**: Two solid black rectangles.



1" = 60'-0"

30'-0" 0 60'-0"

[illegible]

PRELIMINARY:
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CONSTRUCTION

PROJECT **EQUINOX DEV-TOWNHOMES**
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER **EQUINOX DEVELOPMENT PARTNERS LLC**
225 S SIXTH ST, SUITE 500, MINNEAPOLIS, MN 55402

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UNDER THE LAWS OF THE STATE OF
MINNESOTA.


Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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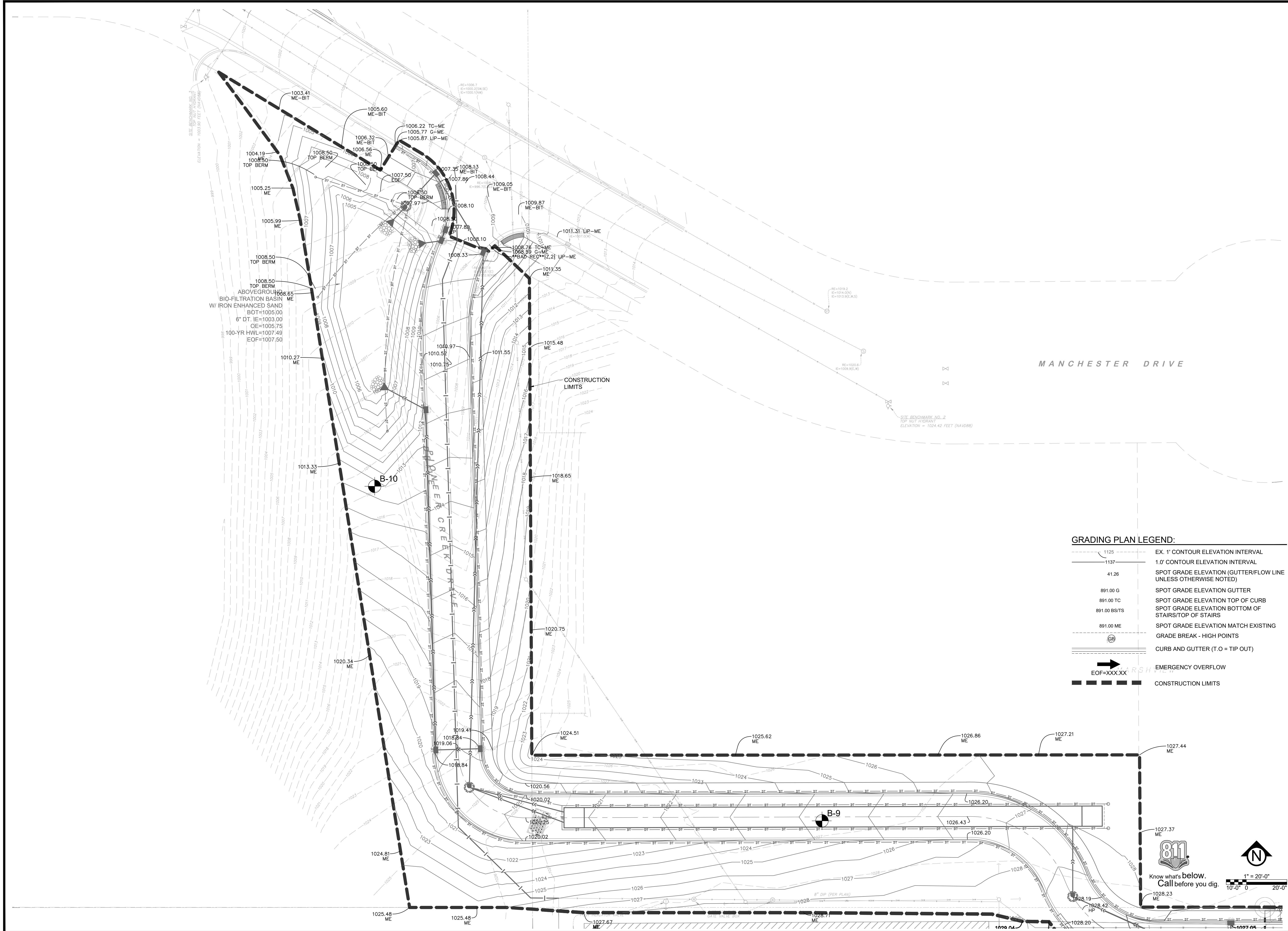
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

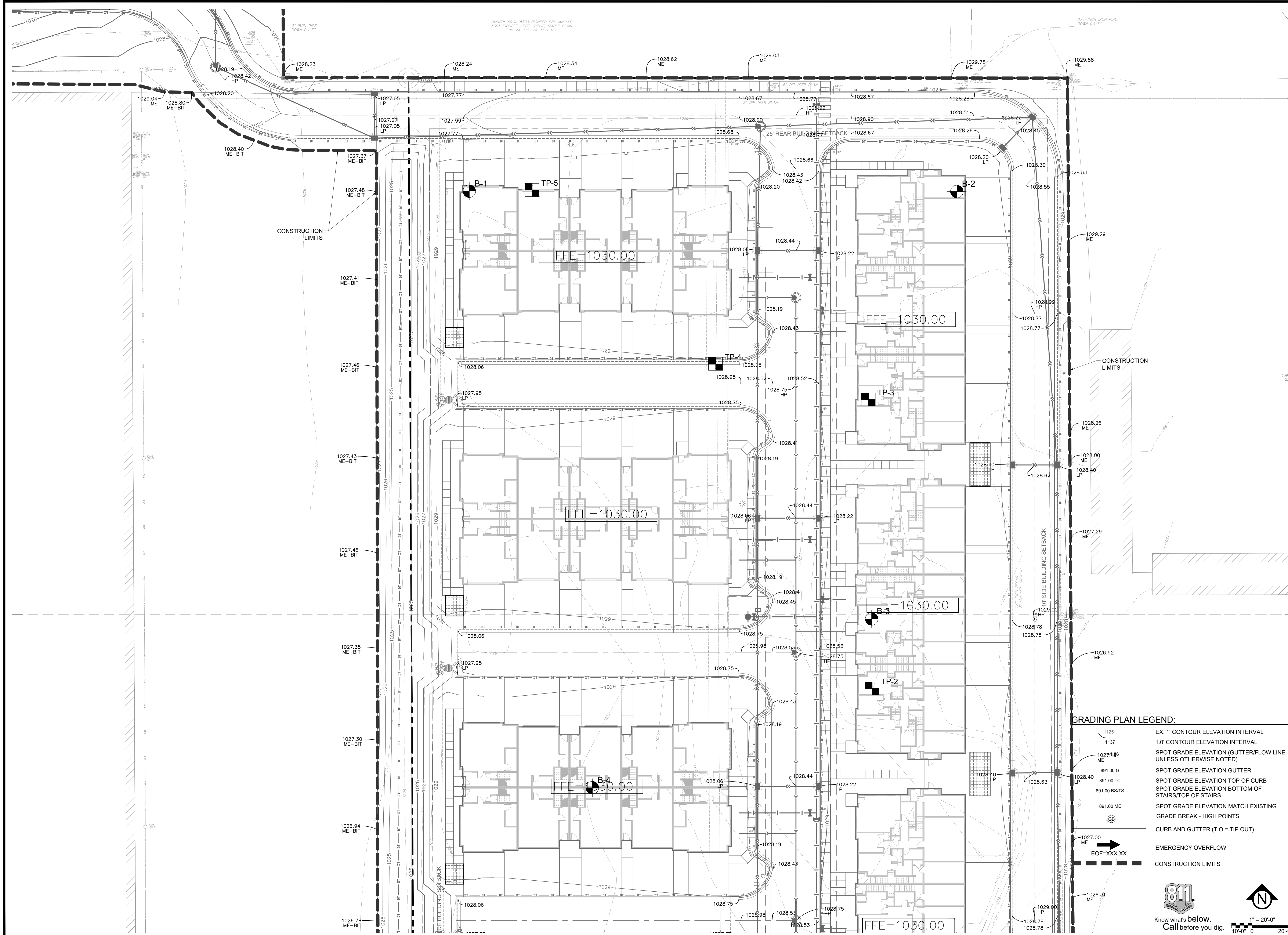
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GRADING PLAN -
ENLARGEMENT 1

C3.1

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PROJECT

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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REVISION SUMMARY

DATE	DESCRIPTION
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Grading Plan - Enlargement 2

C3.2

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Grading Plan Legend:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- SPOT GRADE ELEVATION GUTTER
- SPOT GRADE ELEVATION TOP OF CURB
- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- SPOT GRADE ELEVATION MATCH EXISTING
- GRADE BREAK - HIGH POINTS
- CURB AND GUTTER (T.O = TIP OUT)
- EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS

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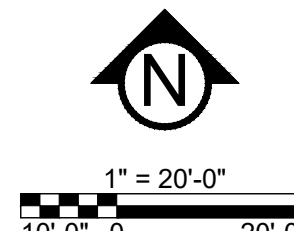
PROJECT **EQUINOX DEV-TOWNHOMES**
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER **EQUINOX DEVELOPMENT PARTNERS LLC**
225 S SIXTH ST., SUITE 3500, MINNEAPOLIS, MN 55402

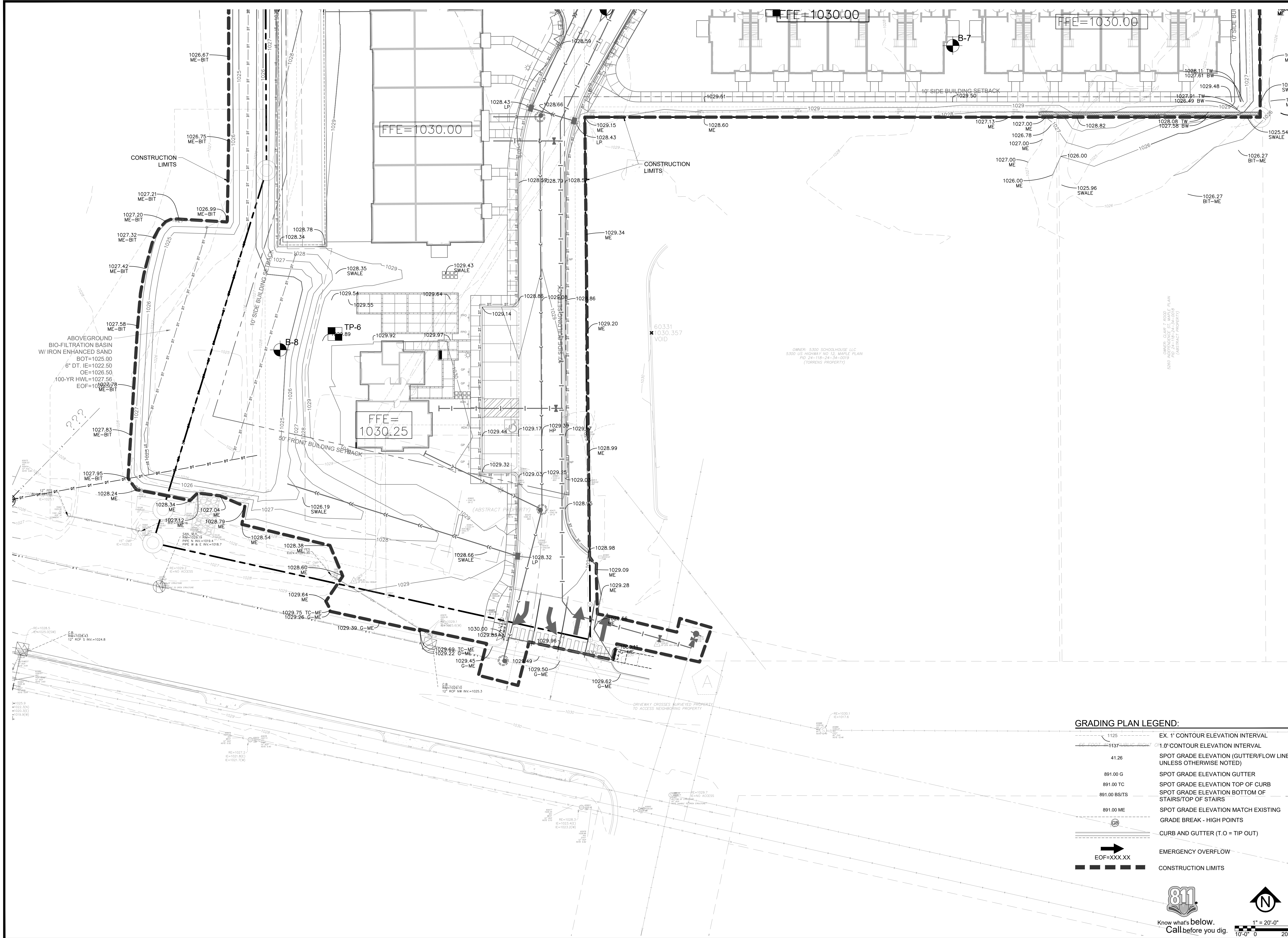

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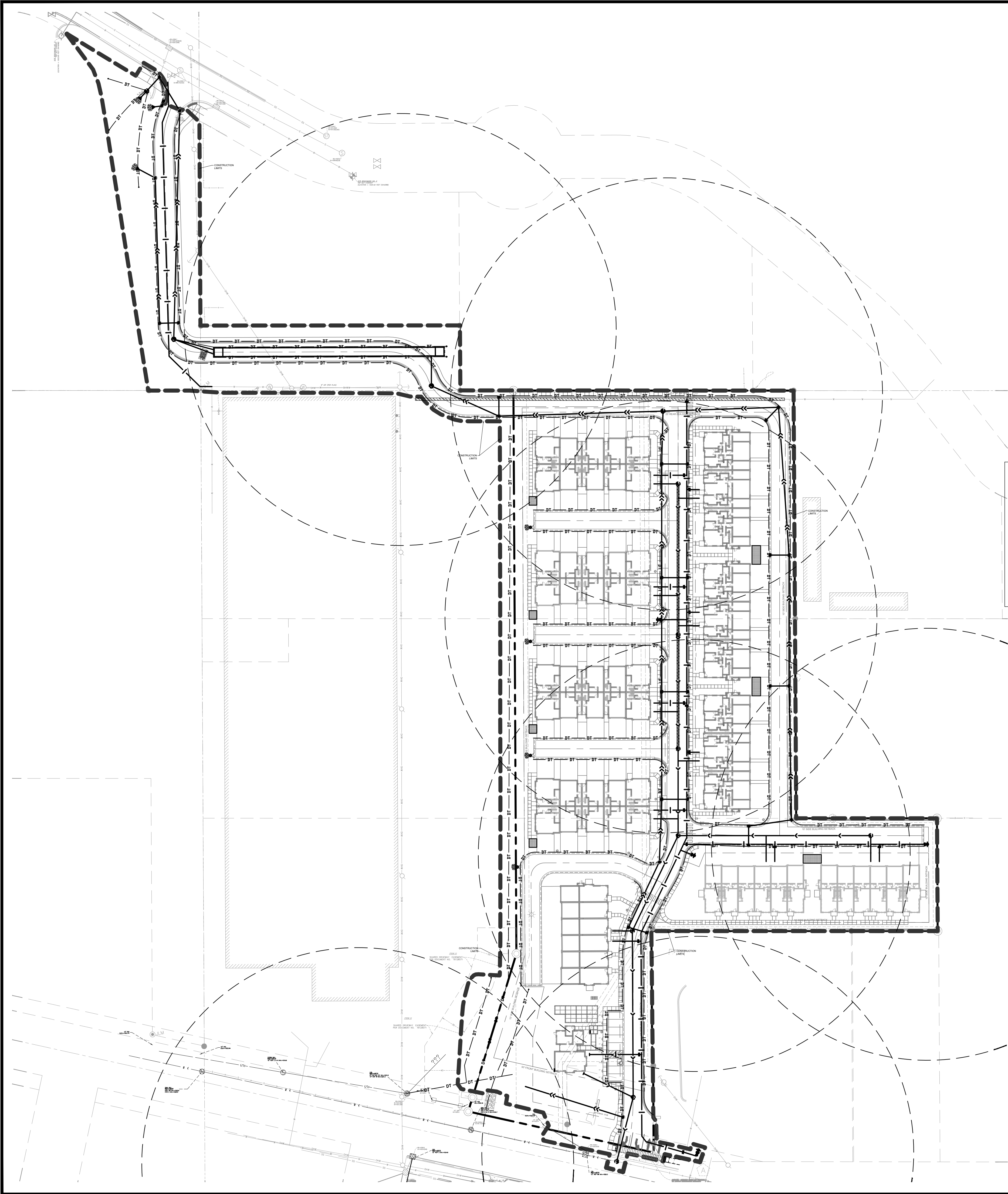
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GENERAL UTILITY NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.
- AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

CITY OF MAPLE PLAIN UTILITY NOTES:

- CASTING ADJUSTMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS. ADJUSTMENTS SHALL RESULT IN WATERTIGHT SEAL AND WILL REQUIRE A CHIMNEY SEAL.
- WORK IN THE PUBLIC RIGHT OF WAY AND CONNECTION TO UTILITIES MUST BE COORDINATED WITH THE CITY. A MINIMUM 24-HOUR PRIOR NOTICE MUST BE PROVIDED. BITUMINOUS PAVEMENT SHALL BE SAW-CUT, AND CONCRETE REMOVED TO THE JOINT TO PROVIDE CLEAN MATCH LINES. REMOVAL LIMITS SHALL BE MARKED BY THE CITY PRIOR TO ANY WORK.
- PRIOR TO ACCEPTANCE OF THE BIORETENTION BASIN, JELLYFISH FILTER, AND THE UNDERGROUND RUNOFF TREATMENT SYSTEM, ALL SYSTEMS SHOULD BE FILLED WITH HYDRANTS AND OBSERVED TO CONFIRM FACILITIES DRAWDOWN WITHIN 48 HOURS.
- RECORD DRAWINGS MUST BE PROVIDED UPON COMPLETION OF THE PROJECT.
- DEVELOPER MUST CONDUCT TELEVISIONING OF THE SANITARY SEWER SYSTEM AND PROVIDE TWO COPIES OF THE REPORT AND TELEVISIONING DATA FOR REVIEW BY THE CITY STAFF.

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT DT DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS



PRELIMINARY:
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PROJECT
EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavsek
DATE: 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVSEK
CONTACT NUMBER	612.615.0060 X 701
DRAWN BY	JH, MP, ZH, RS, AM
REVIEWED BY	MP
PROJECT NUMBER	25245

REVISION SUMMARY	
DATE	DESCRIPTION

UTILITY PLAN - OVERALL

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PROJECT **EQUINOX DEV-TOWNHOMES**
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER **EQUINOX DEVELOPMENT PARTNERS LLC**
225 S SIXTH ST., SUITE 3500, MINNEAPOLIS, MN 55402

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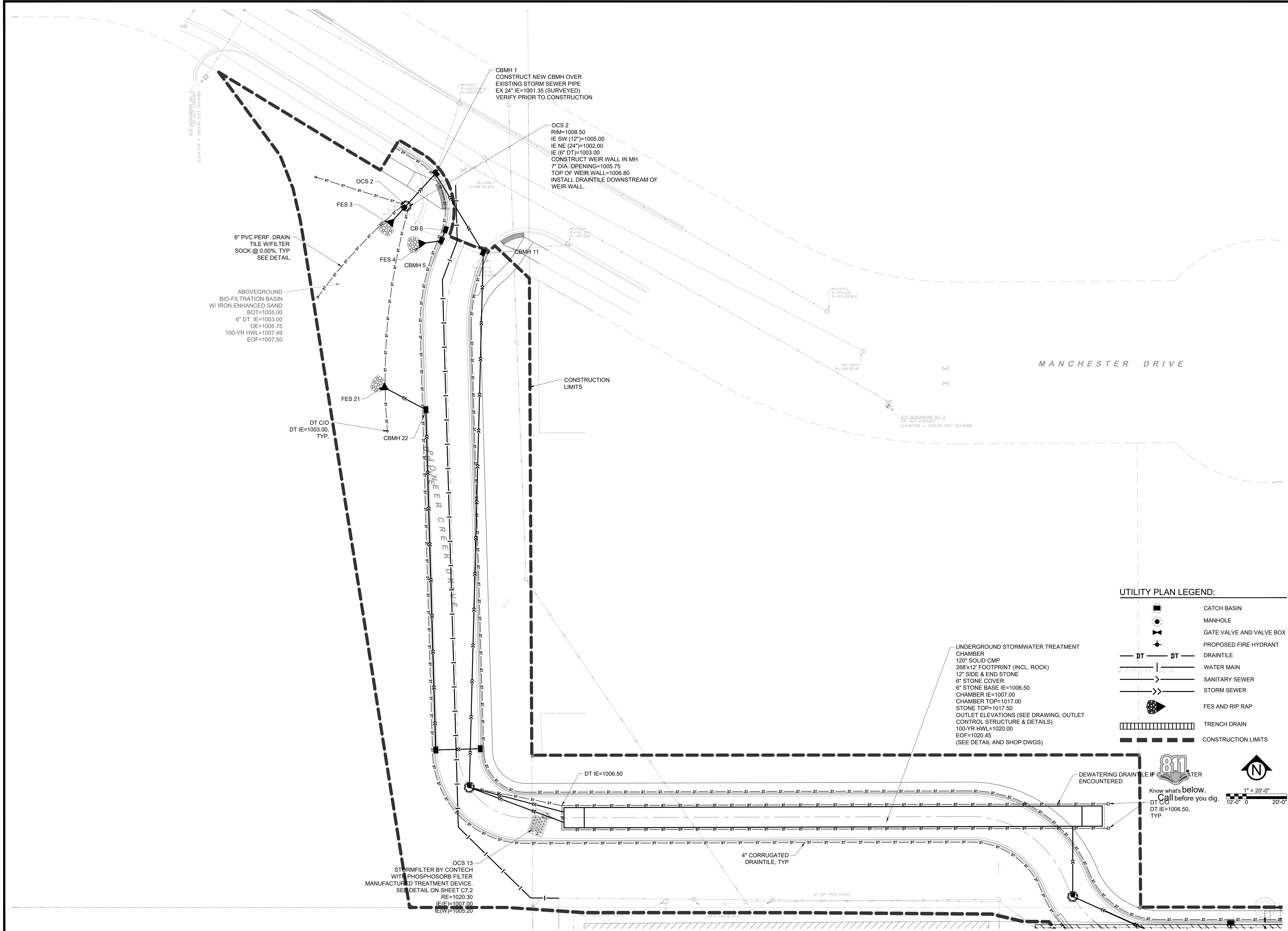

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DATE 07/31/2026 LICENSE NO. 44263

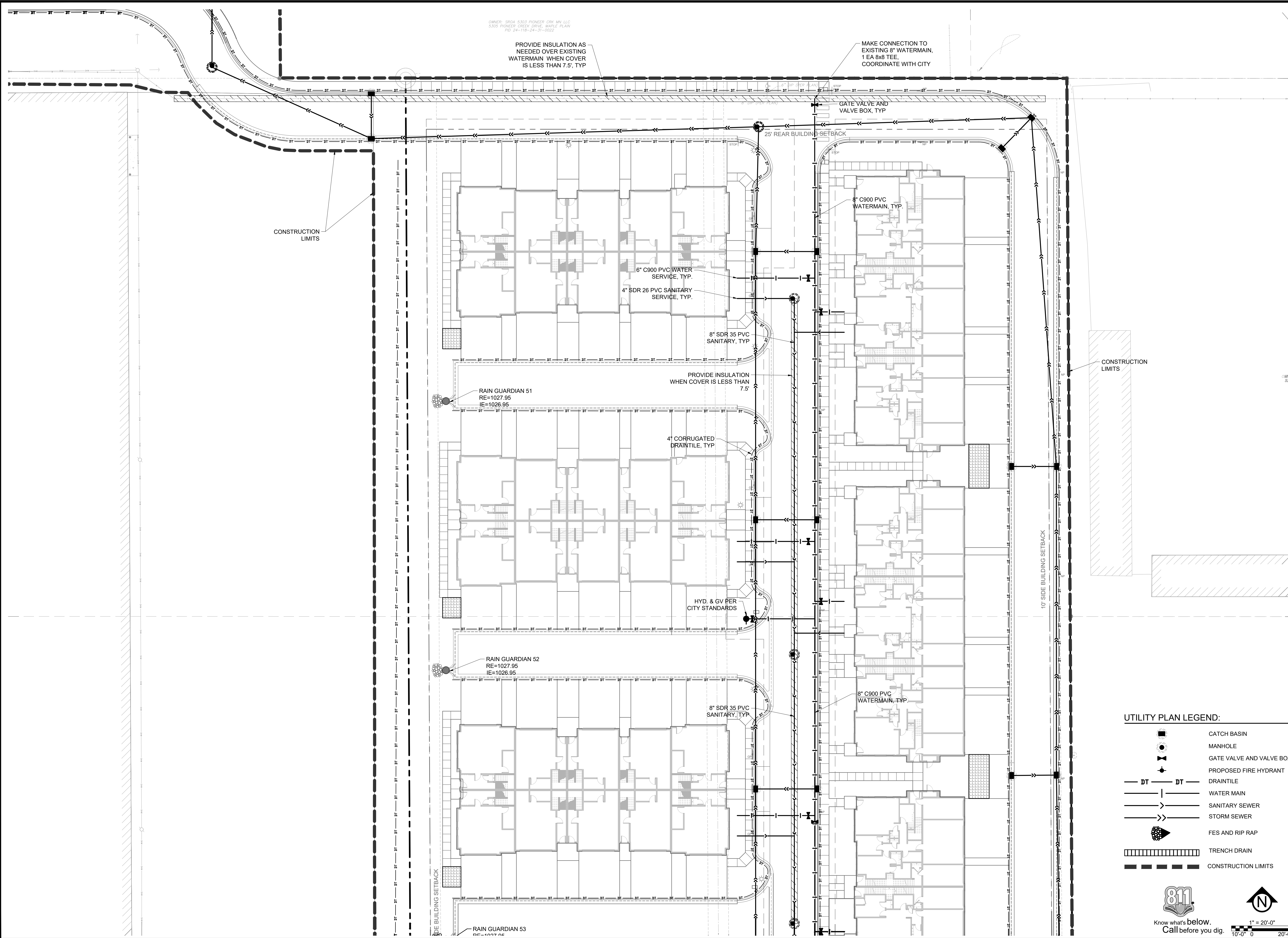
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
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[illegible][illegible]UTILITY PLAN -
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DATE	DESCRIPTION
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UTILITY PLAN - ENLARGEMENT 2

C4.2

811
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1" = 20'-0"
10'-0" 0 20'-0"

PROJECT MANAGER

MATT PAVAK

CONTACT NUMBER

612.281.5550 X. 701

DRAWN BY

JH, MP, ZH, RS, AM

REVIEWED BY

MP

PROJECT NUMBER

25245

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10'-0" 0 20'-0"

811
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1" = 20'-0"
10'-0" 0 20'-0"

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PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

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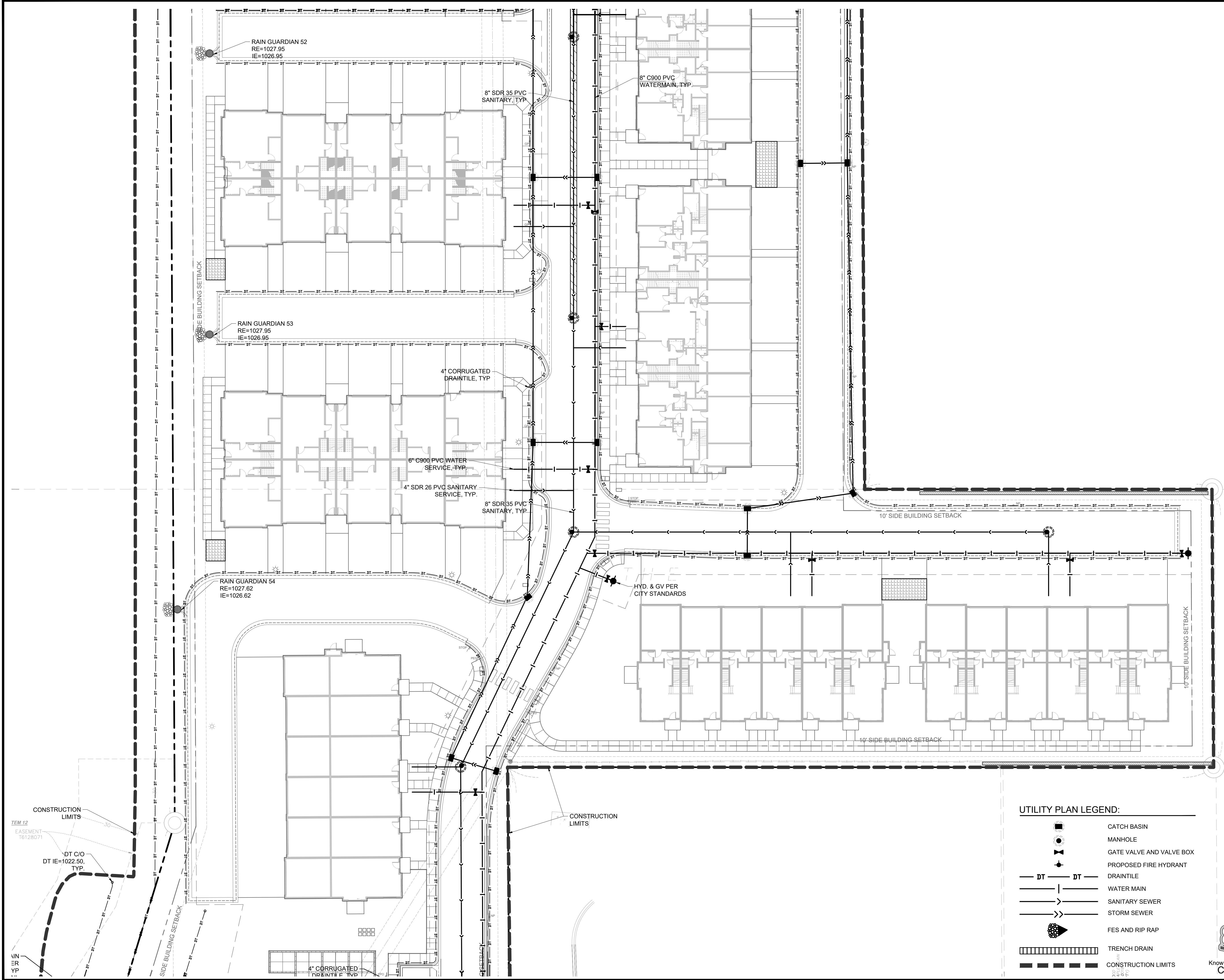
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DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVAK
CONTACT NUMBER	612.615.0060 X 201
DRAWN BY	JH, MP, ZH, RS, AM
REVIEWED BY	MP
PROJECT NUMBER	25245

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UTILITY PLAN -
ENLARGEMENT 3

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EQUINOX DEV-TOWNHOMES

3330 HIGHWAY 12, MAPLE PLAIN, MN 55339

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

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DATE	DESCRIPTION
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PROJECT MANAGER	MATT PAVEK
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DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP

PROJECT NUMBER	26245
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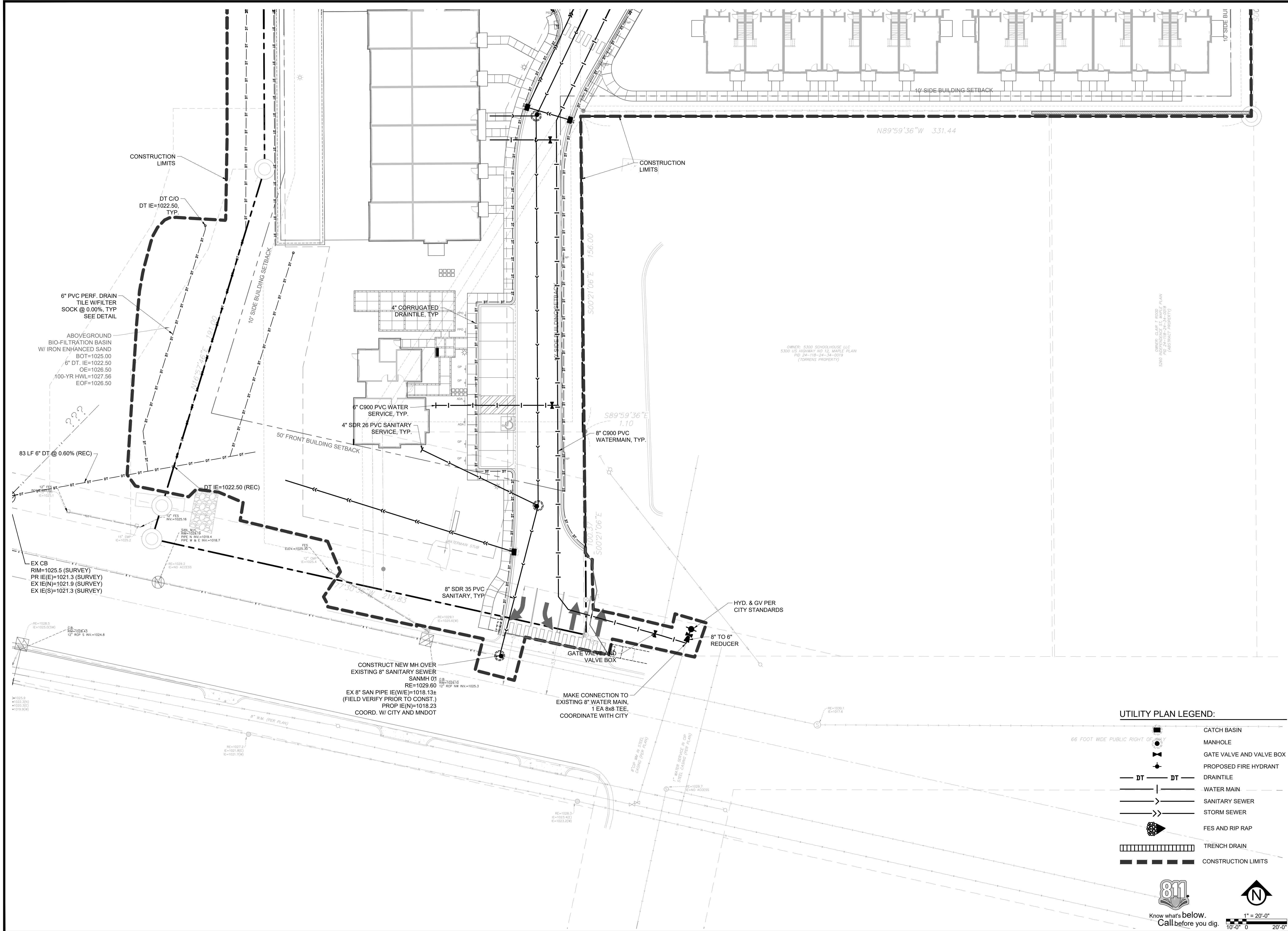
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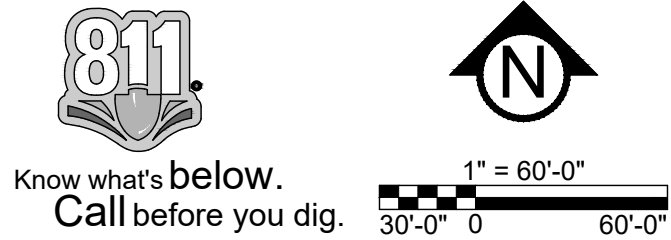
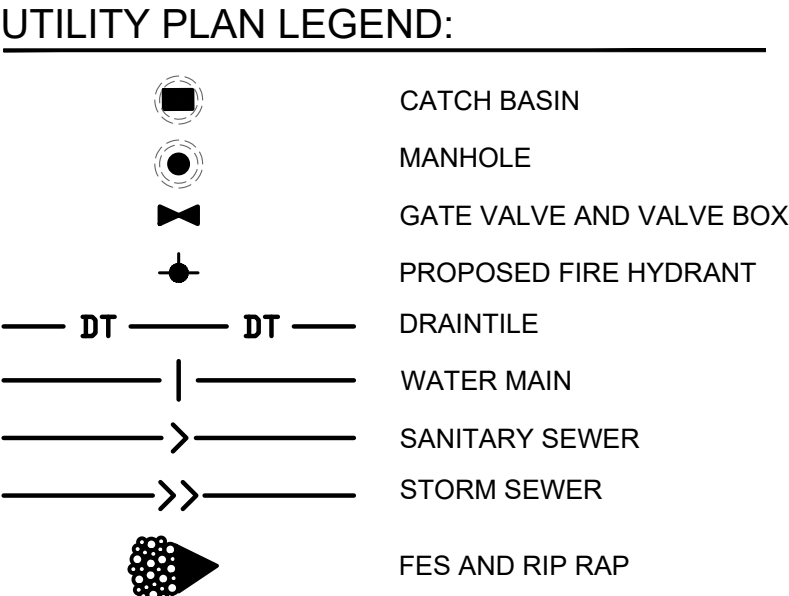
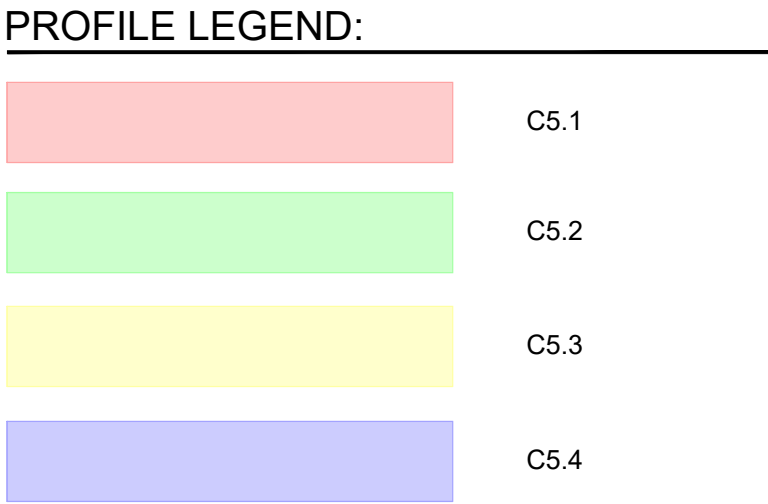
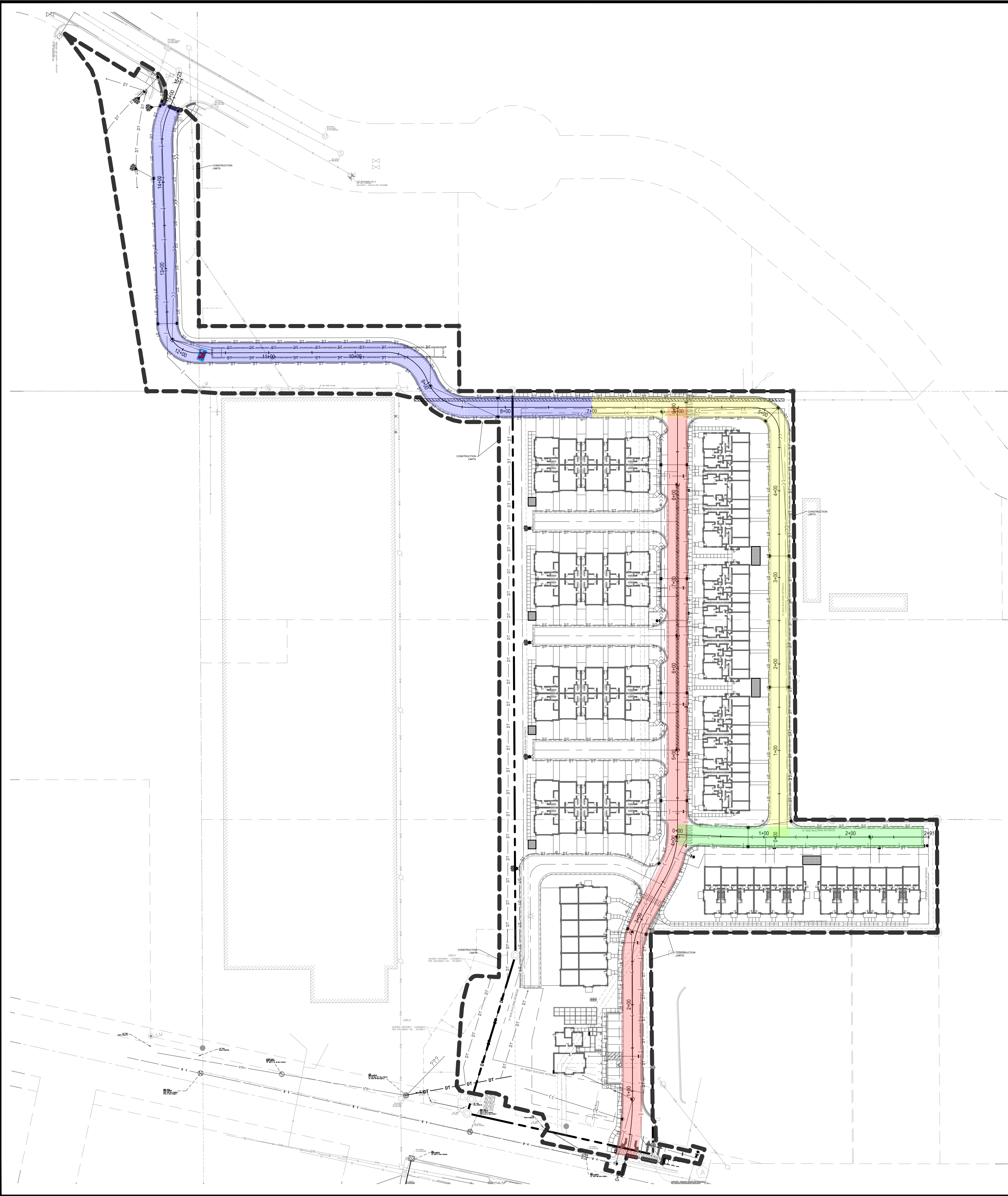
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EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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REVISION SUMMARY

DATE	DESCRIPTION
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STREET PLAN & PROFILES - OVERALL

C5.0

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5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER **EQUINOX DEVELOPMENT PARTNERS LLC**
225 S SIXTH ST., SUITE 3500, MINNEAPOLIS, MN 55402



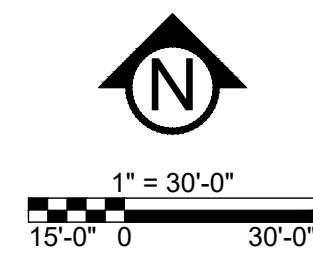
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	MANHOLE
	GATE VALVE AND VALVE BOX
	PROPOSED FIRE HYDRANT
	DRAINTILE
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	FES AND RIP RAP



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5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

R EQUINOX DEVELOPMENT PARTNERS LLC
295 S. SIXTH ST. SUITE 3500 MINNEAPOLIS, MN 55402

2225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER _____

I HEREBY CERTIFY THAT THIS PLAN,
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PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

MINNESOTA

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

[illegible]STREET
PLAN & PROFILE

C5.2

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PRELIMINARY:
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CONSTRUCTION

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
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06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

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REVISION SUMMARY

REVISION SUMMARY

DATE	DESCRIPTION
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DATE	DESCRIPTION
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[illegible]

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[illegible]

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STREET

528

REFERENCES

PLAN & PROFILE

INTERESTED PARTIES

050

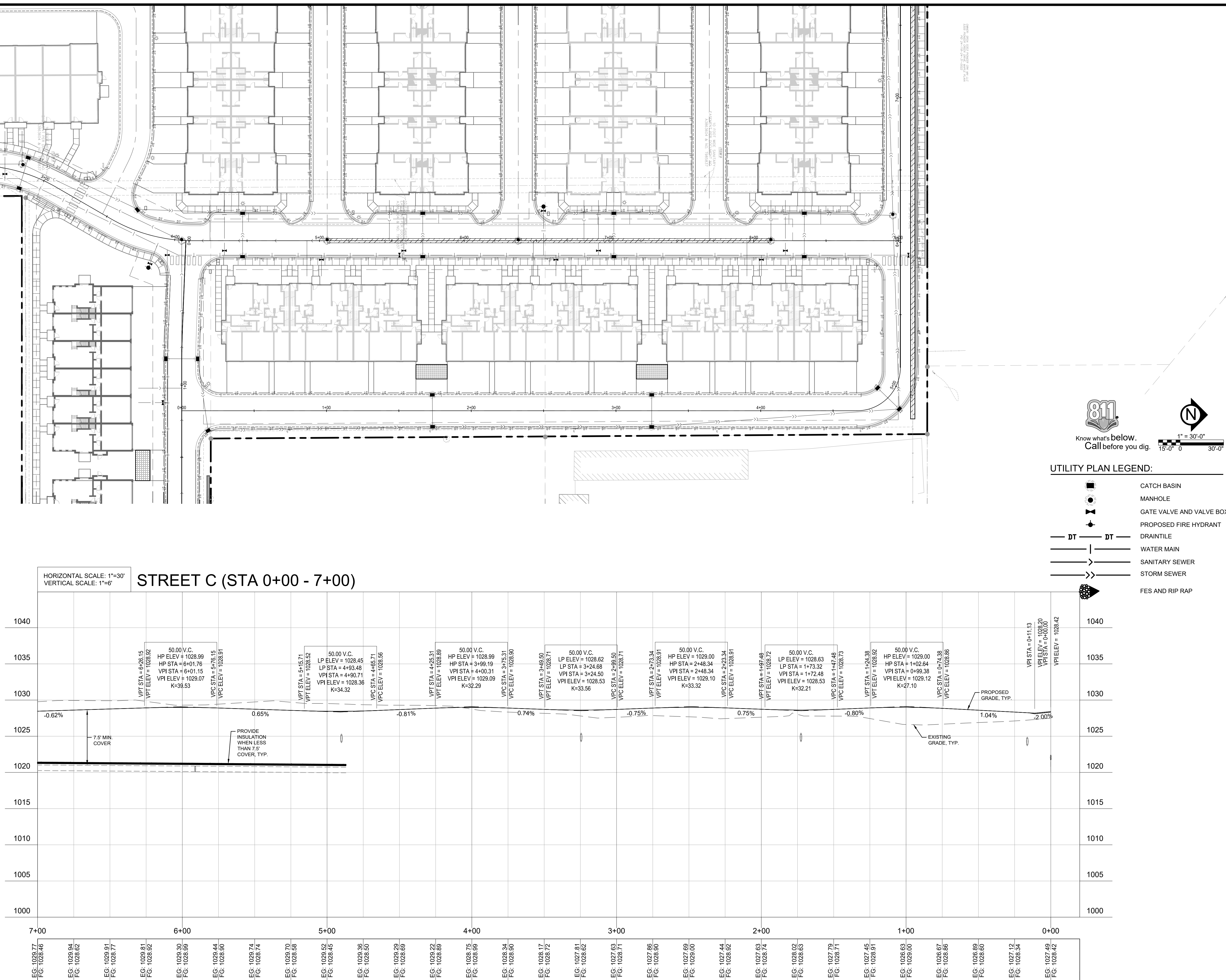
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CONCLUSIONS

00.0

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PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavsek
Matthew R. Pavsek
DATE: 07/31/2026 LICENSE NO. 44263

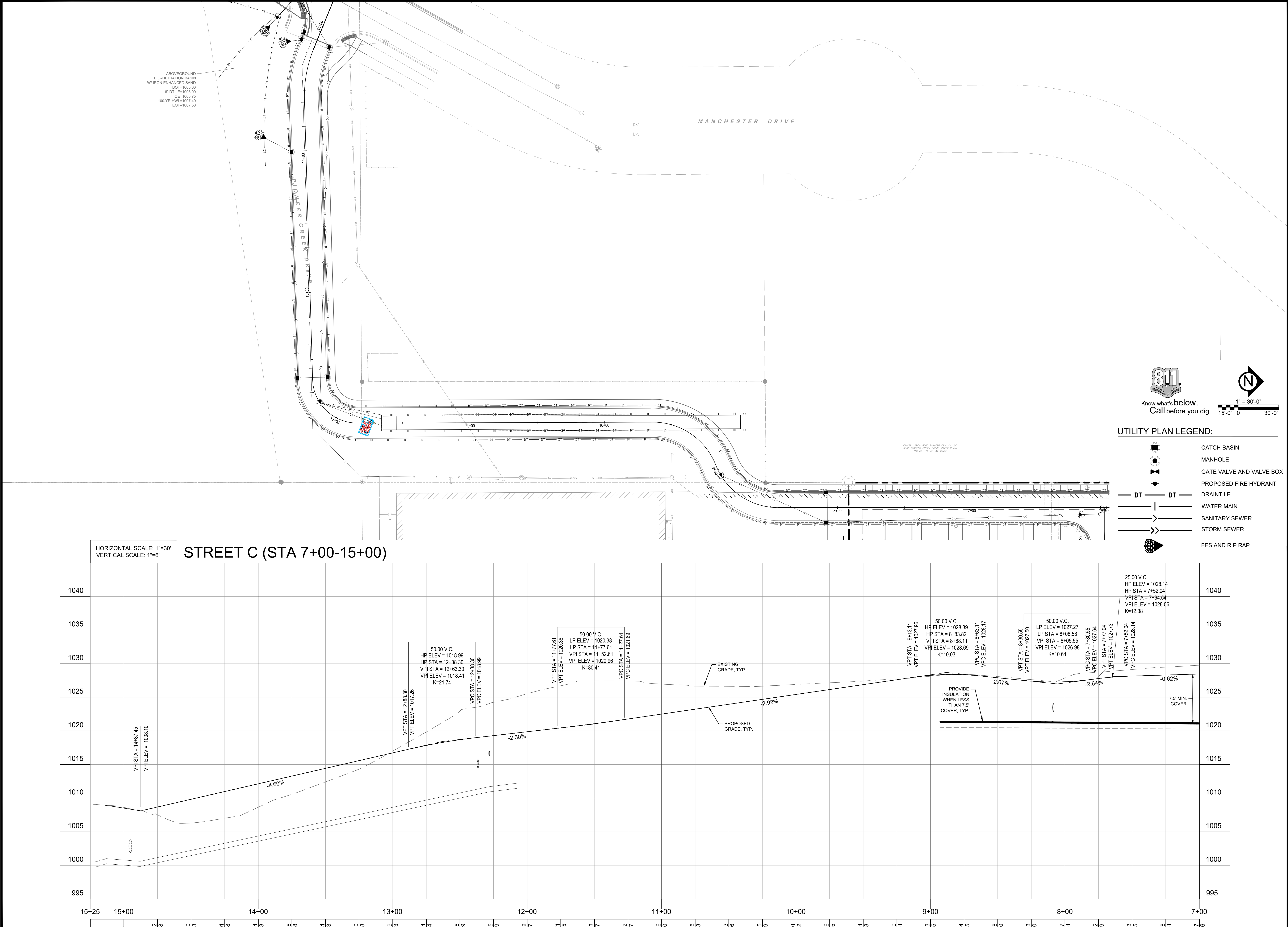
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DATE	DESCRIPTION
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07/31/2026	CITY RE-SUBMITTAL

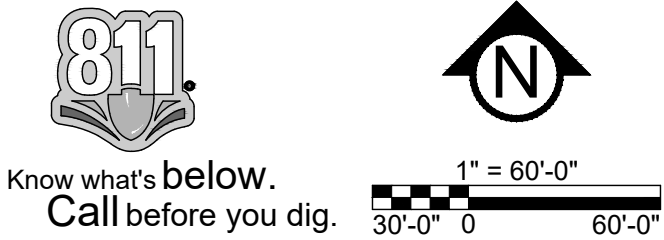
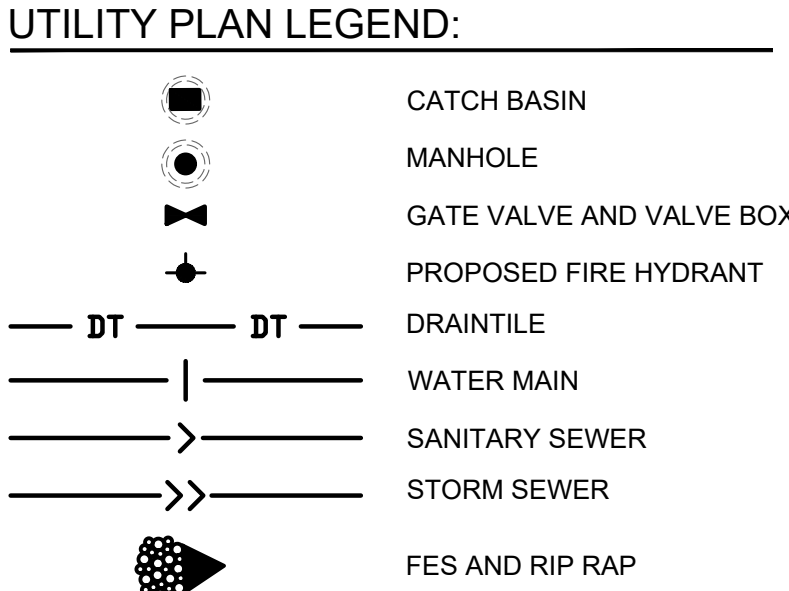
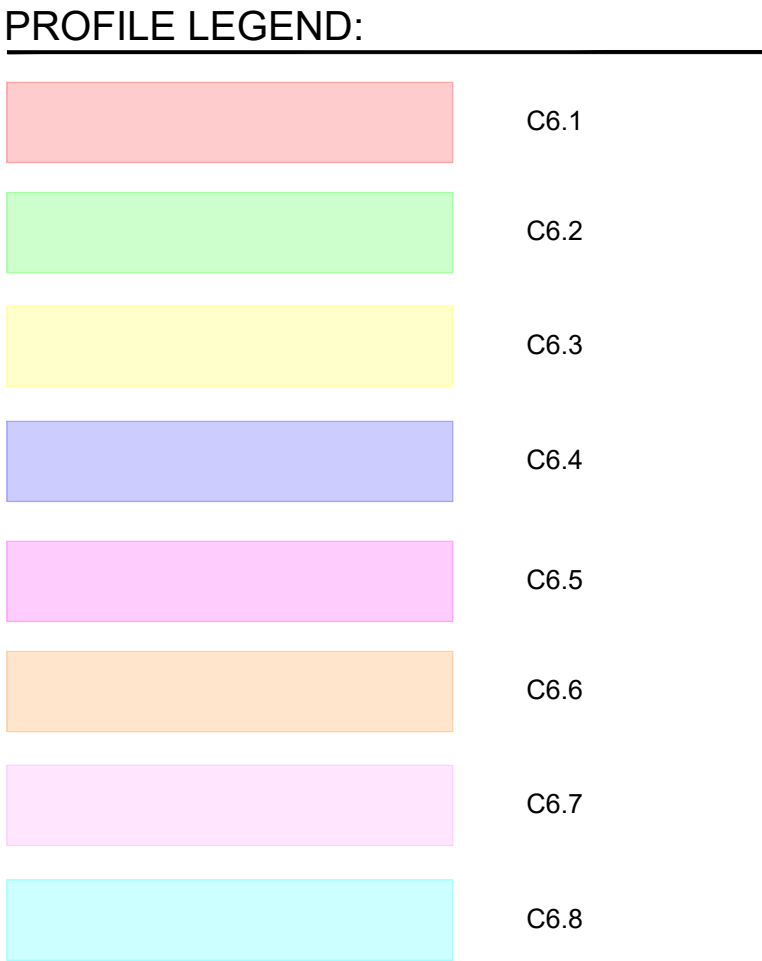
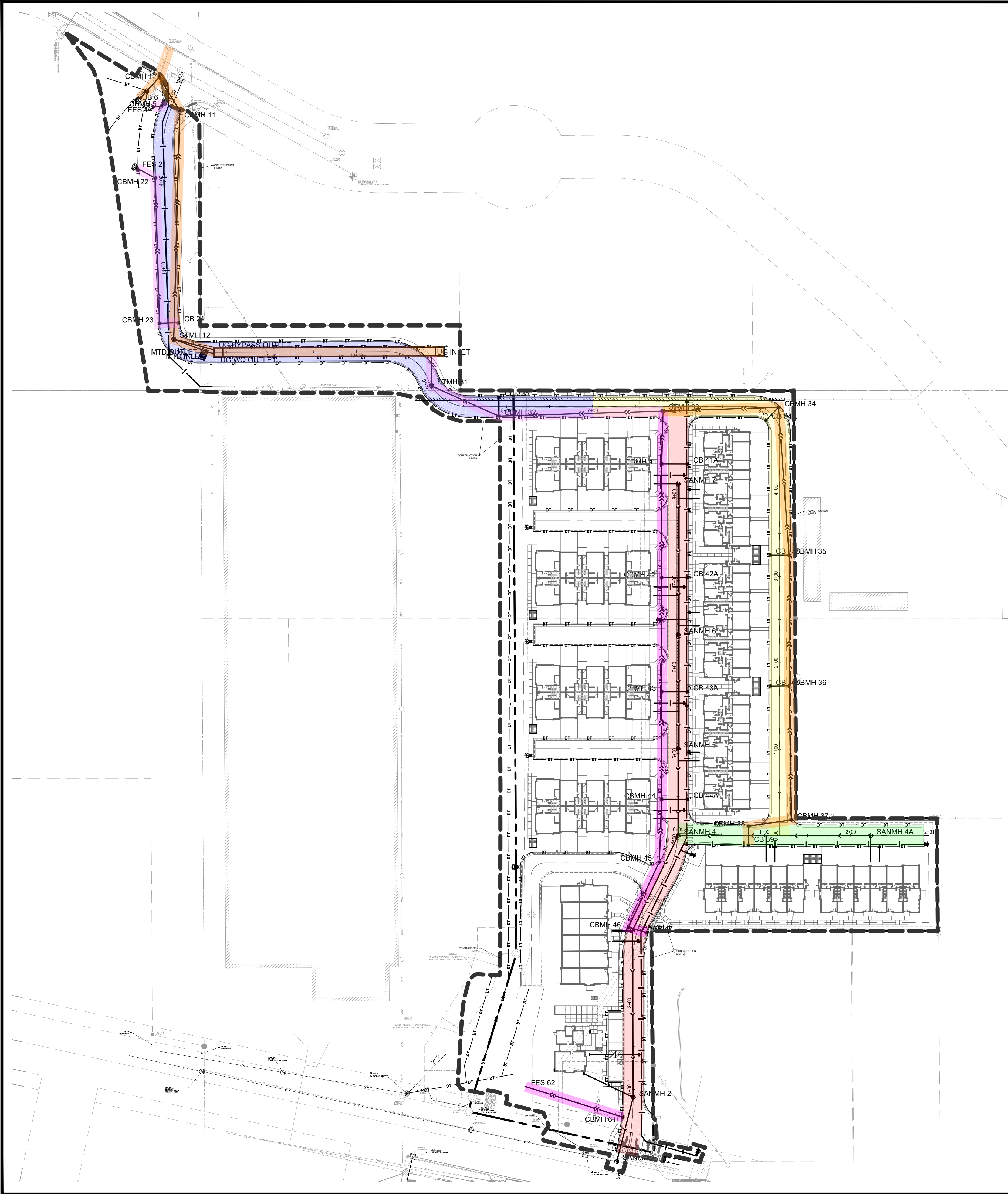
PROJECT MANAGER	MATT PAVSEK
CONTACT NUMBER	612.615.0060 X 701
DRAWN BY	JH, MP, ZH, RS, AM
REVIEWED BY	MP
PROJECT NUMBER	25245

REVISION SUMMARY	
DATE	DESCRIPTION

STREET
PLAN & PROFILE

C5.4





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civilsitegroup.com 612-615-0060

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PROJECT

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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REVISION SUMMARY

DATE	DESCRIPTION
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UTILITY PLAN & PROFILE- OVERALL

C6.0

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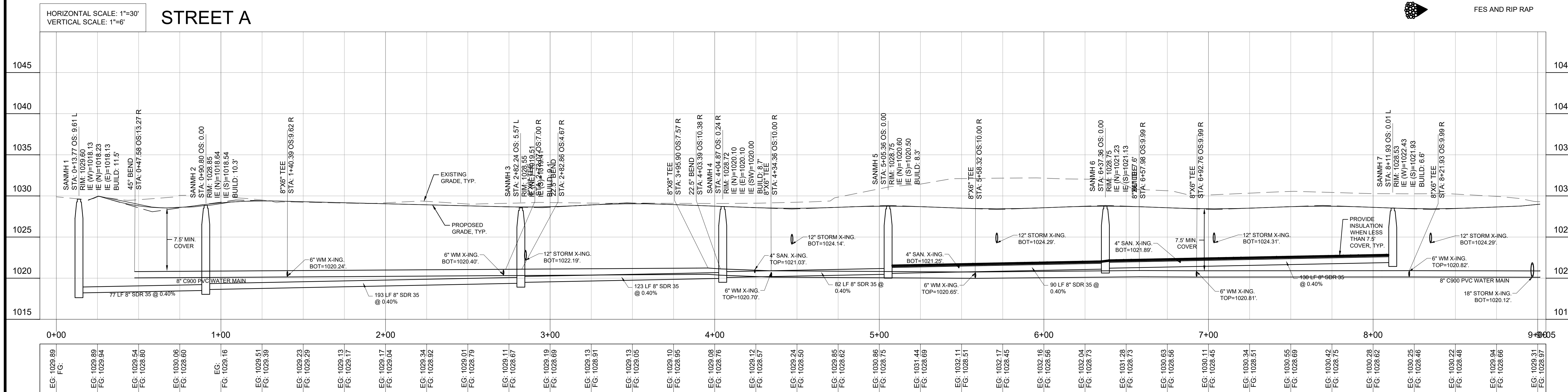
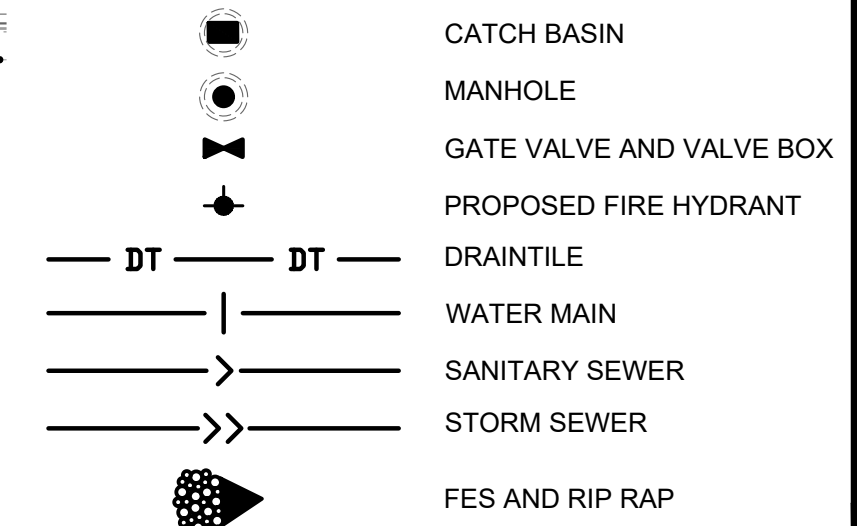
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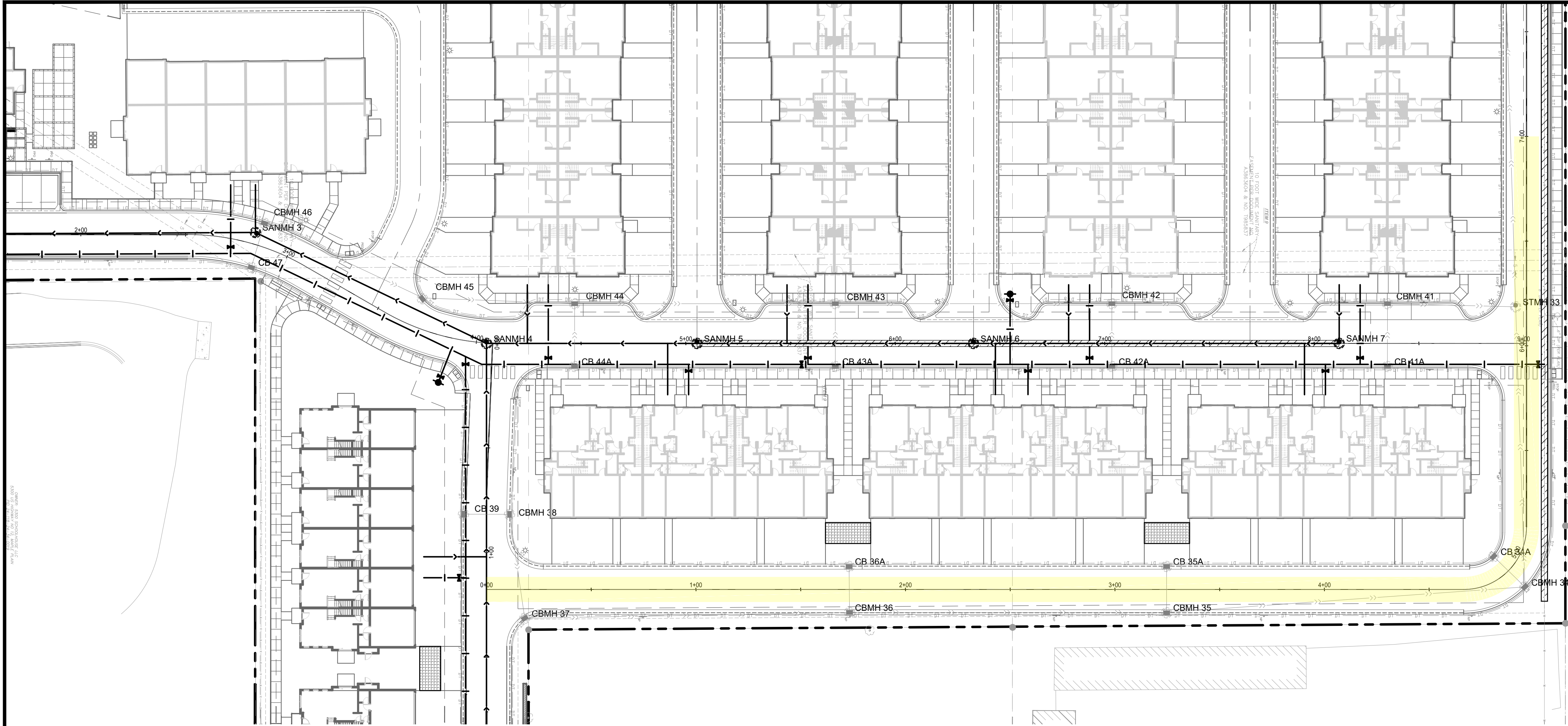
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1. *Journal of the American Medical Association*, 2000; 283: 2689-2696.

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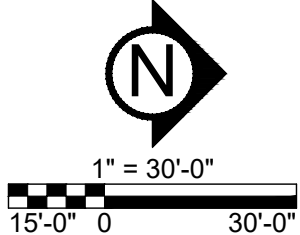




2026-21 MAY 2 10:47 PM
2021 MAY 2 10:47 PM
2021 MAY 2 10:47 PM



Know what's below.
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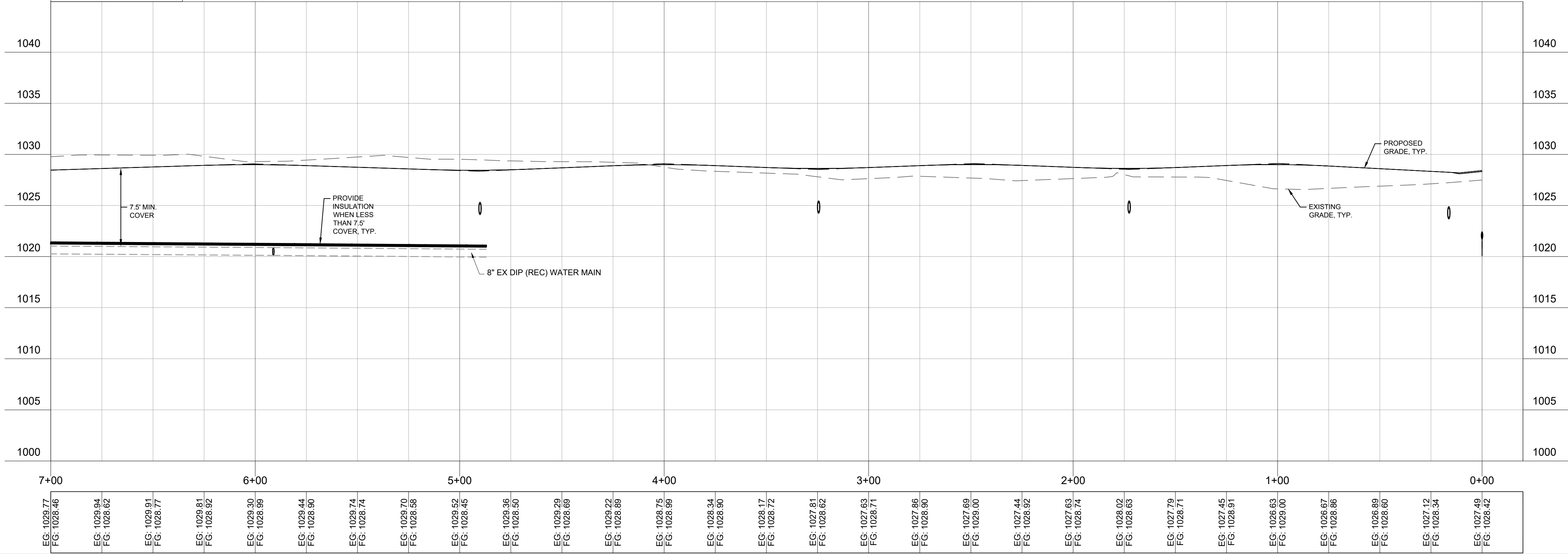


UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAIN TILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET C (STA 0+00 - 7+00)



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PROJECT

OWNER

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavak

DATE: 07/31/2026 LICENSE NO. 44263

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07/31/2026	CITY RE-SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

SANITARY SEWER & WATERMAIN - PLAN & PROFILE

C6.3

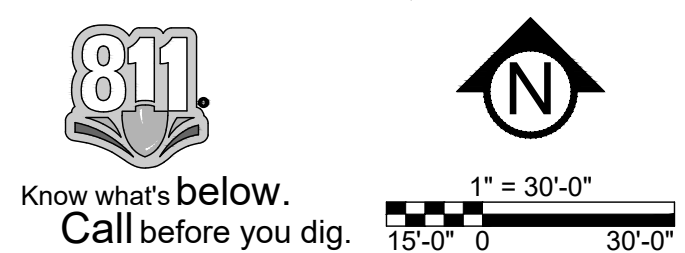
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PROJECT	EQUINOX DEV-TOWNHOMES 5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER	EQUINOX DEVELOPMENT PARTNERS LLC 225 S SIXTH ST, SUITE 500, MINNEAPOLIS, MN 55402


Matthew R. Pavек
DATE 07/31/2026 LICENSE NO. 44263

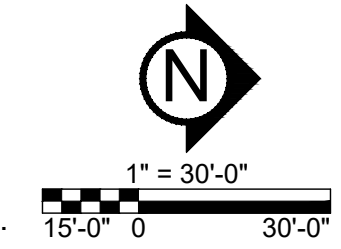
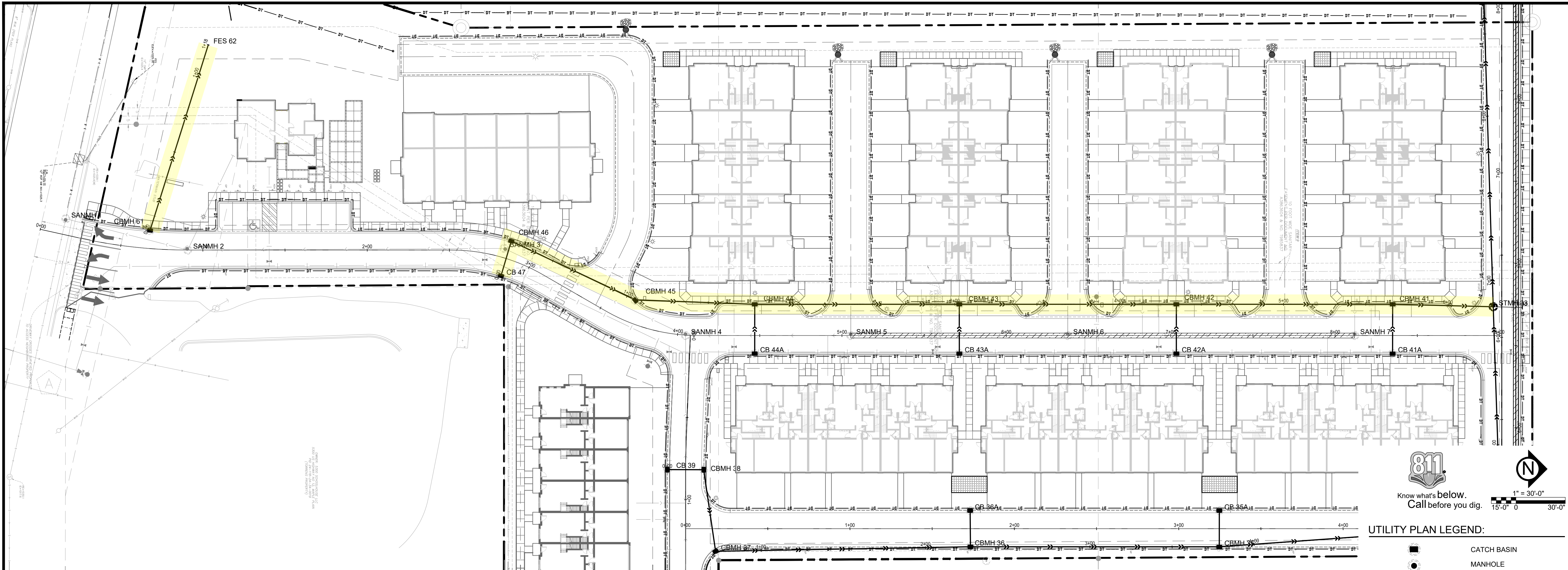
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C6.4



	CATCH BASIN
	MANHOLE
	GATE VALVE AND VALVE BOX
	PROTECTED FIRE HYDRANT
	DRAIN TILE
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	FES AND RIP RAP

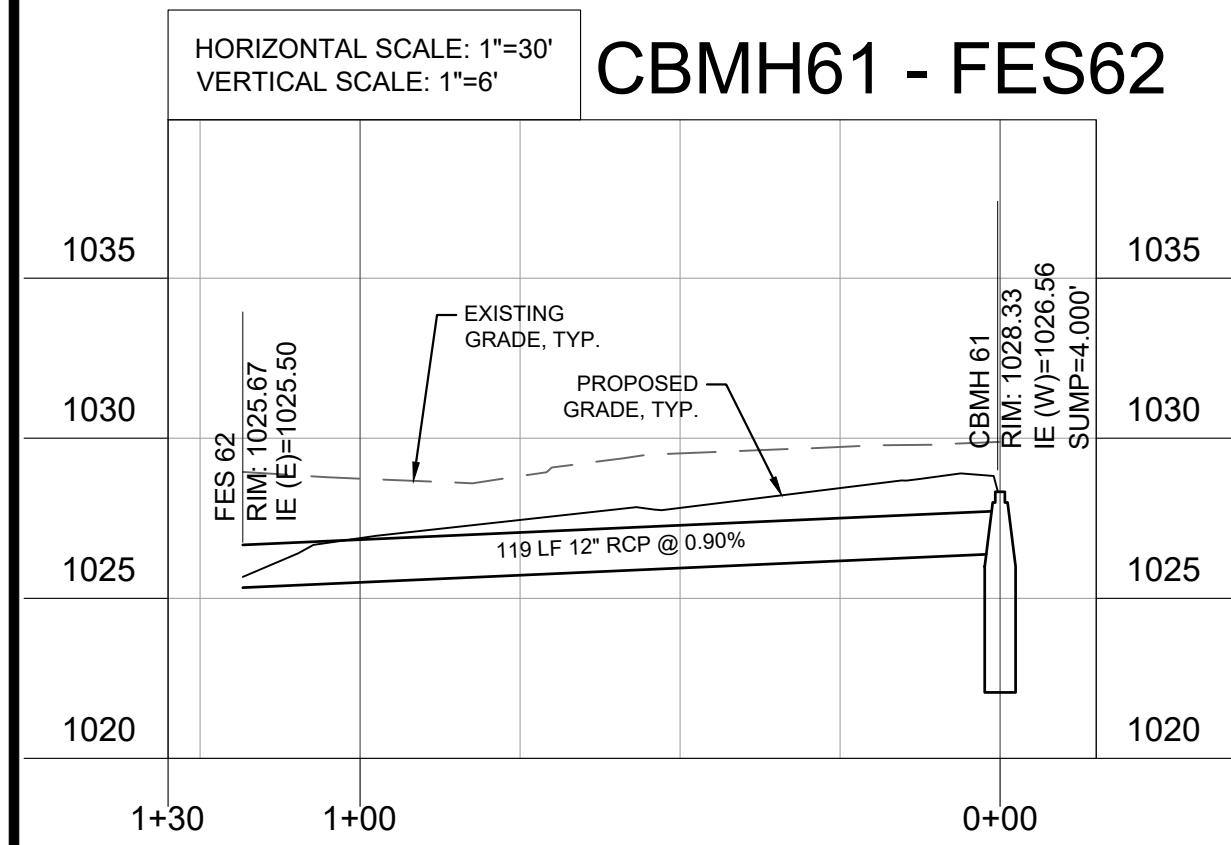




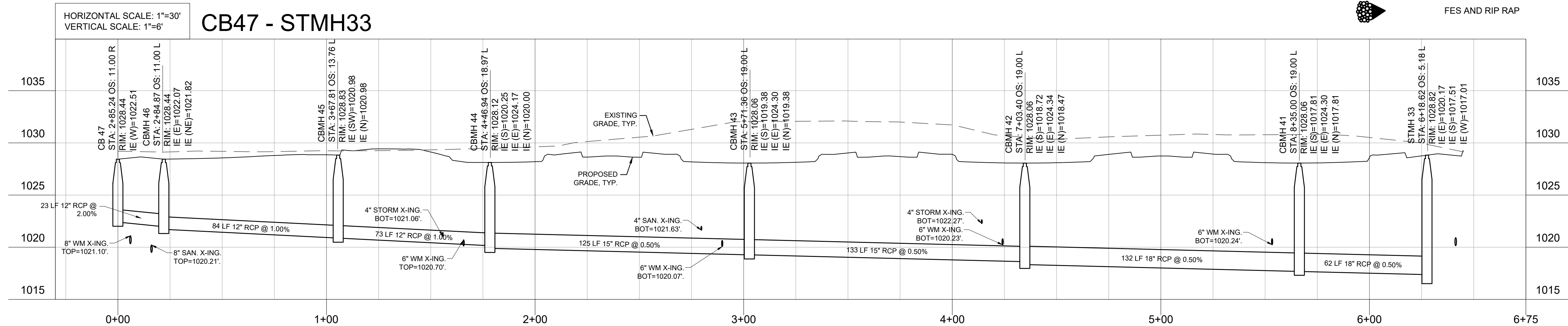
UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAIN TILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

CBMH61 - FES62



CB47 - STMH33



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OWNER

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5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

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07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER

CONTACT NUMBER

DRAWN BY

REVIEWED BY

PROJECT NUMBER

MATT PAVSEK

612.615.0060 X.701

JH, MP, ZH, RS, AM

MP

26245

REVISION SUMMARY

DATE	DESCRIPTION

STORM SEWER -
PLAN & PROFILE

C6.5

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3330 HIGHWAY 12, MAPLE PLAIN, MN 55339

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PROJECT

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PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

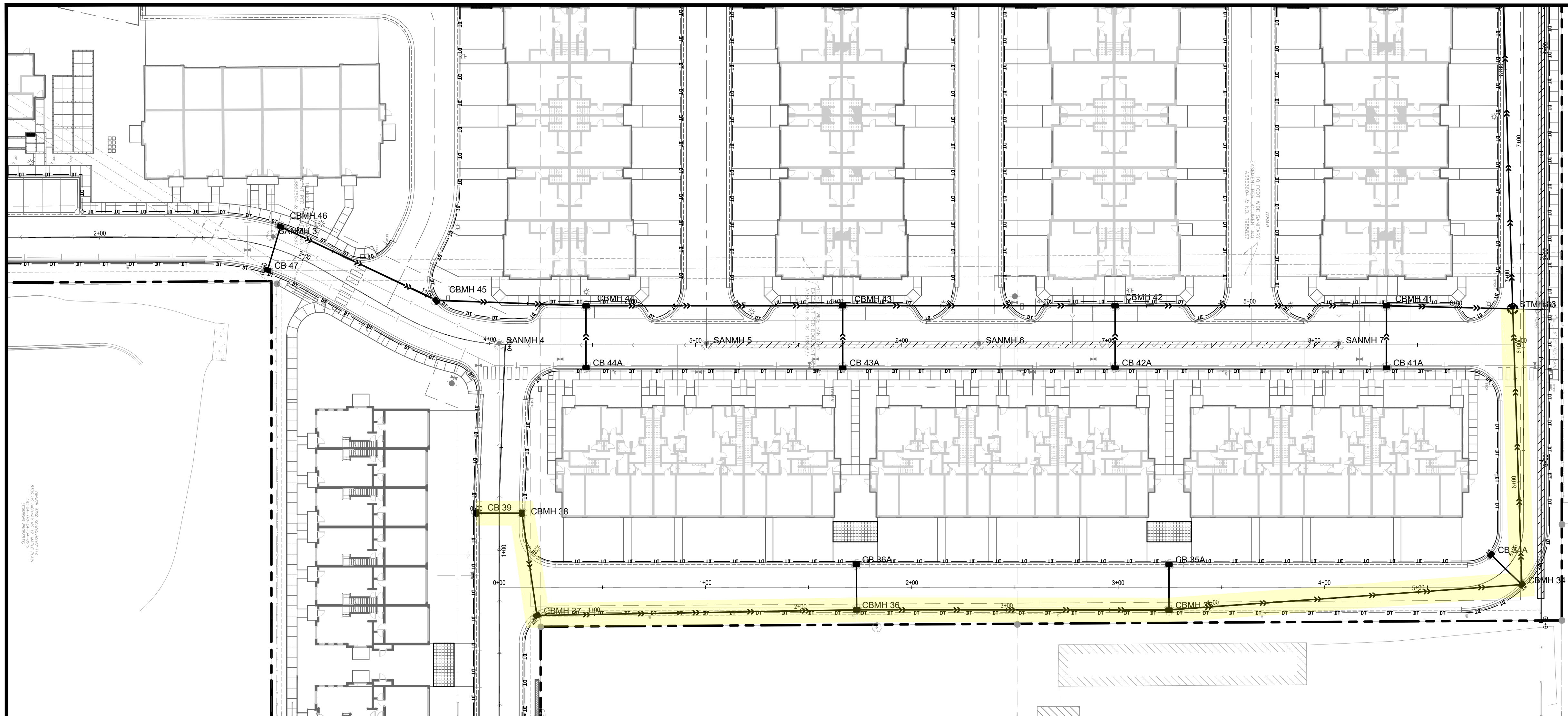
REVISION SUMMARY

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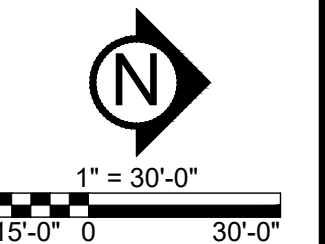
STORM SEWER - PLAN & PROFILE

C6.6

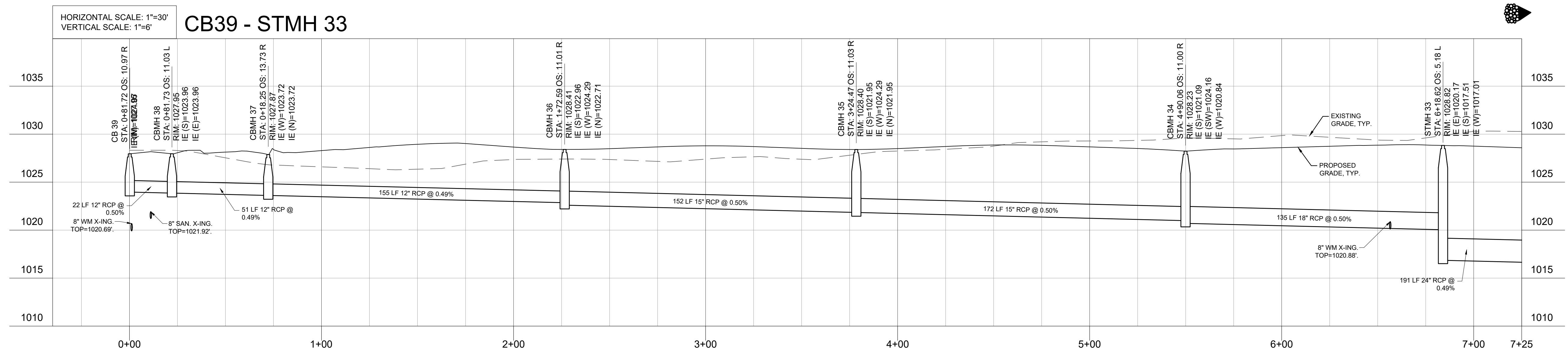
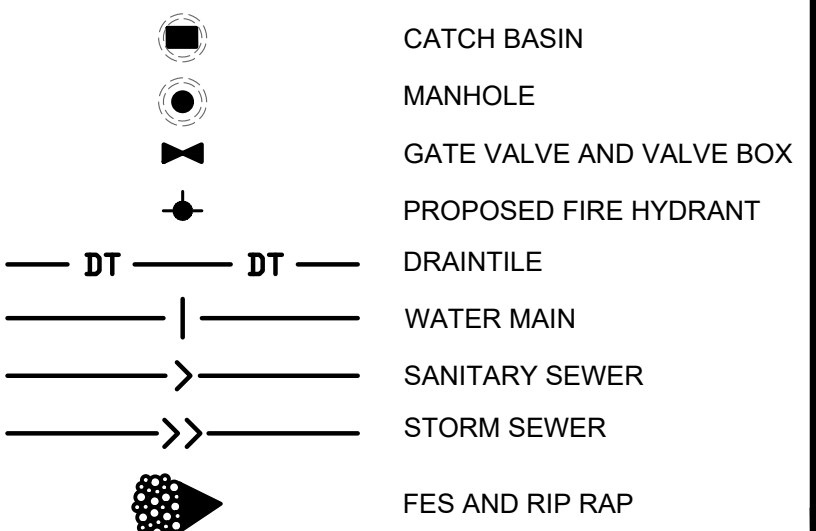
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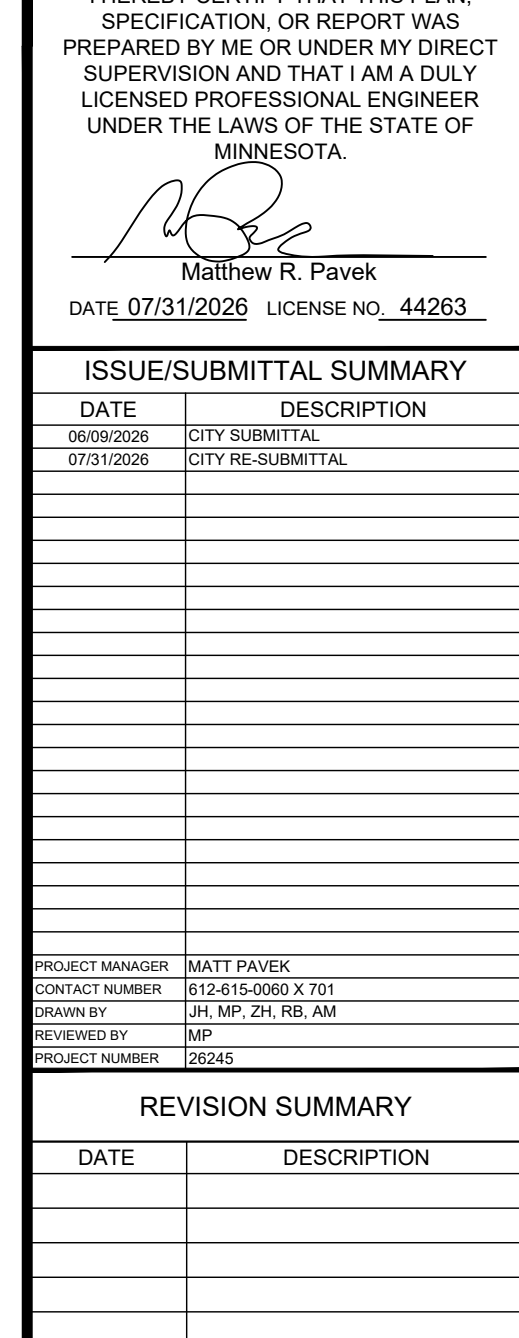
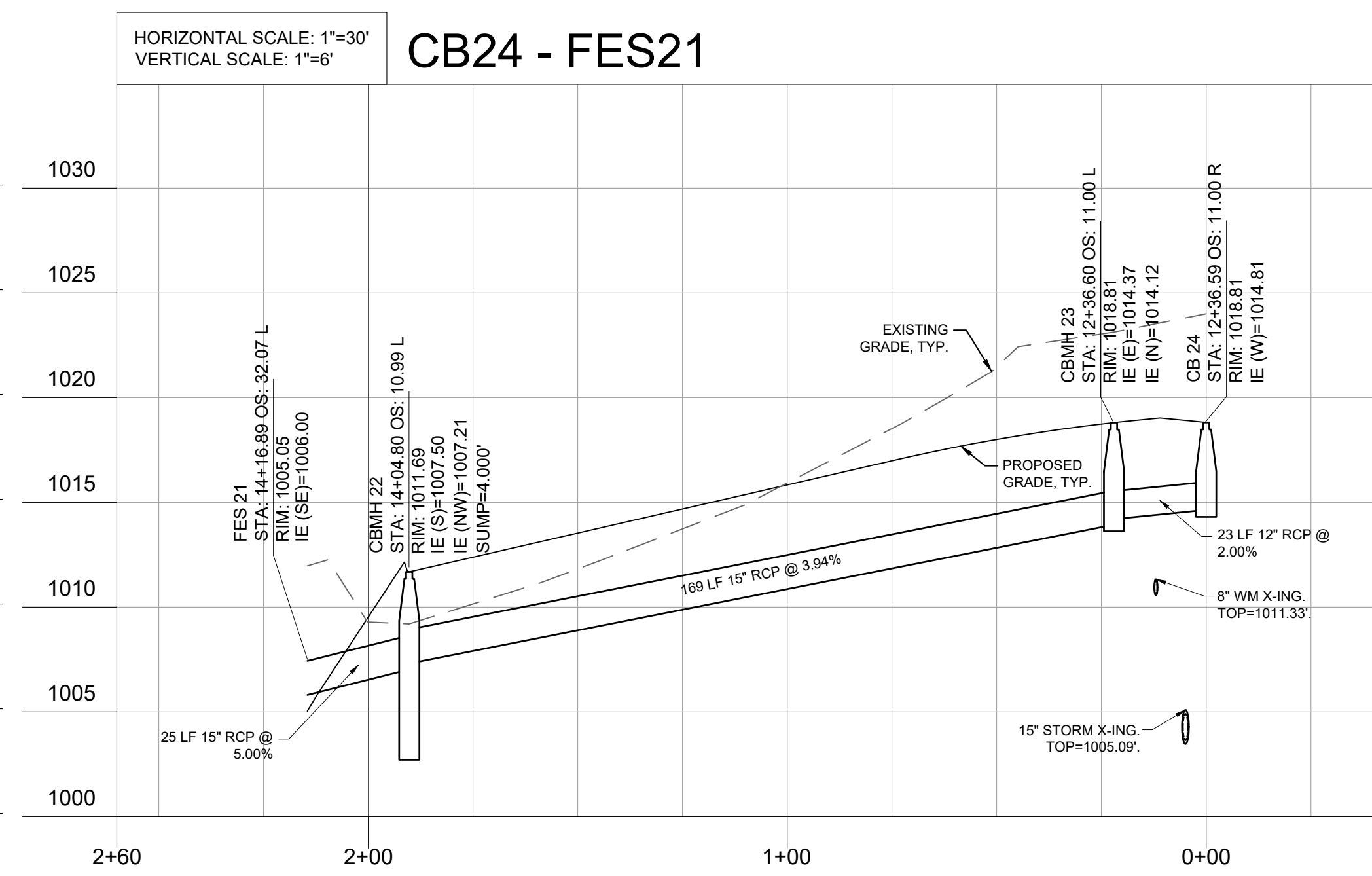
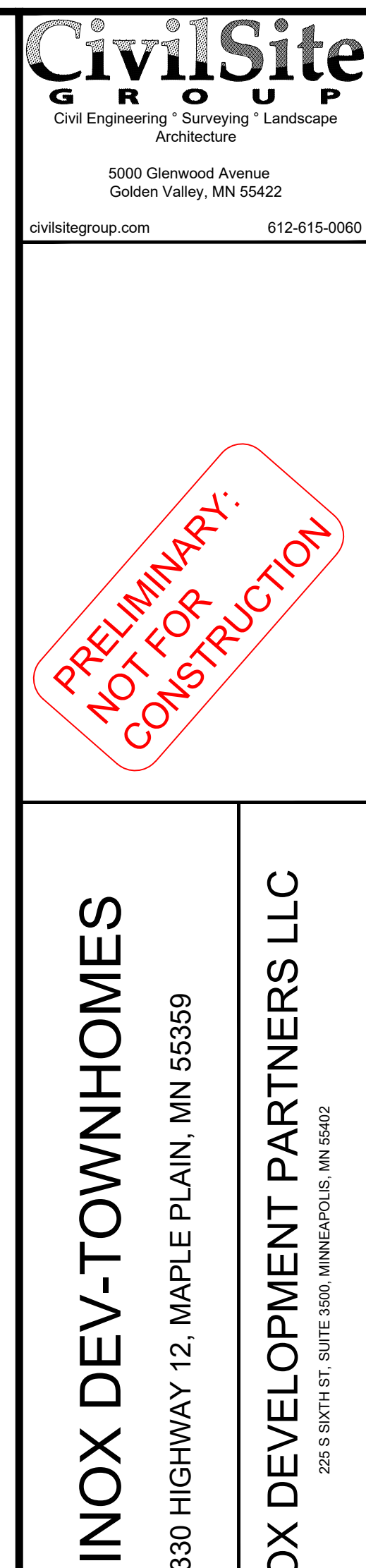
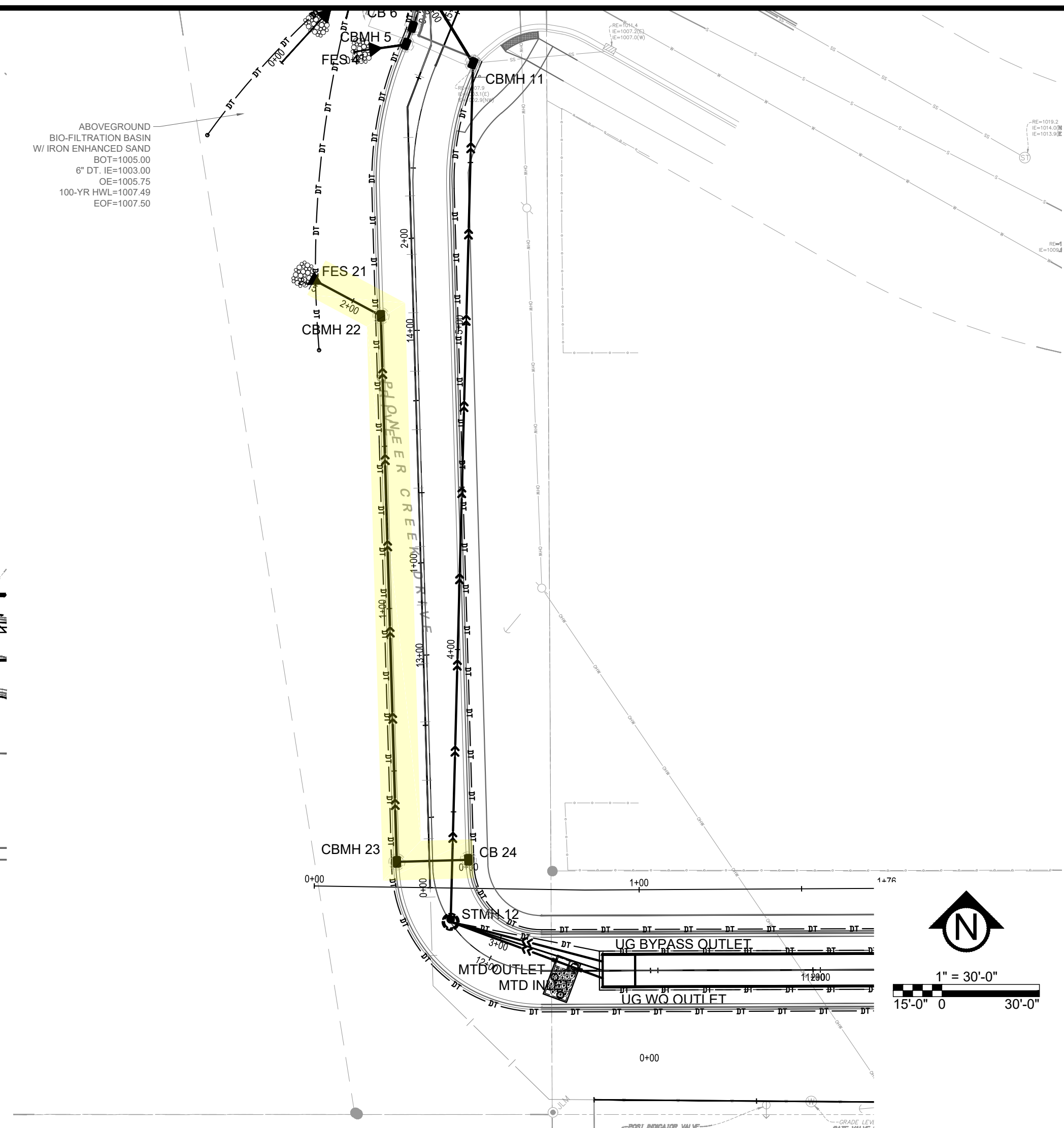


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UTILITY PLAN LEGEND:





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PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
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225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavak
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DATE: 07/31/2026 LICENSE NO. 44263

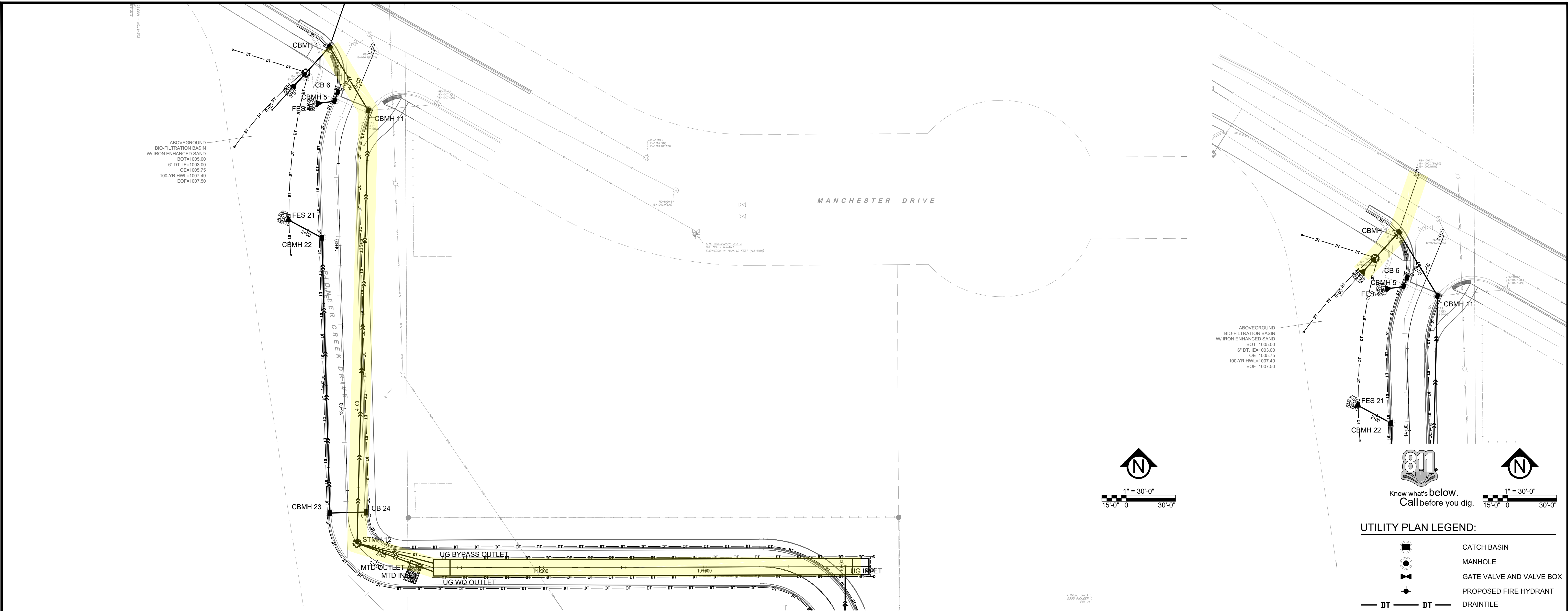
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVAK
CONTACT NUMBER	612.615.0060 X 701
DRAWN BY	JH, MP, ZH, RS, AM
REVIEWED BY	MP
PROJECT NUMBER	25545

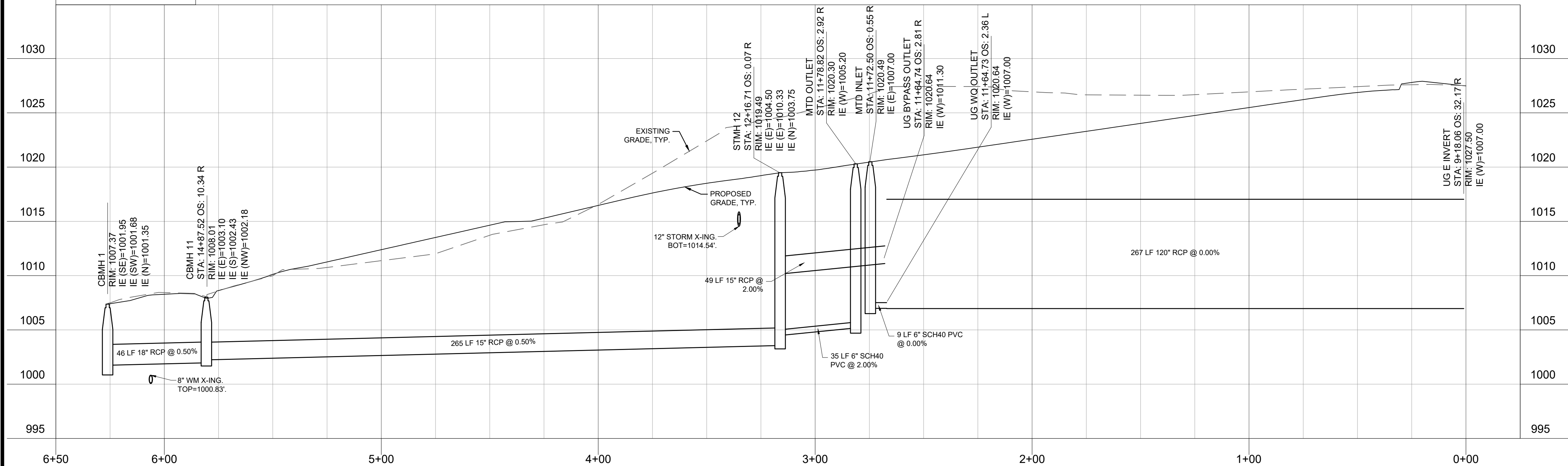
REVISION SUMMARY	
DATE	DESCRIPTION

STORM SEWER -
PLAN & PROFILE

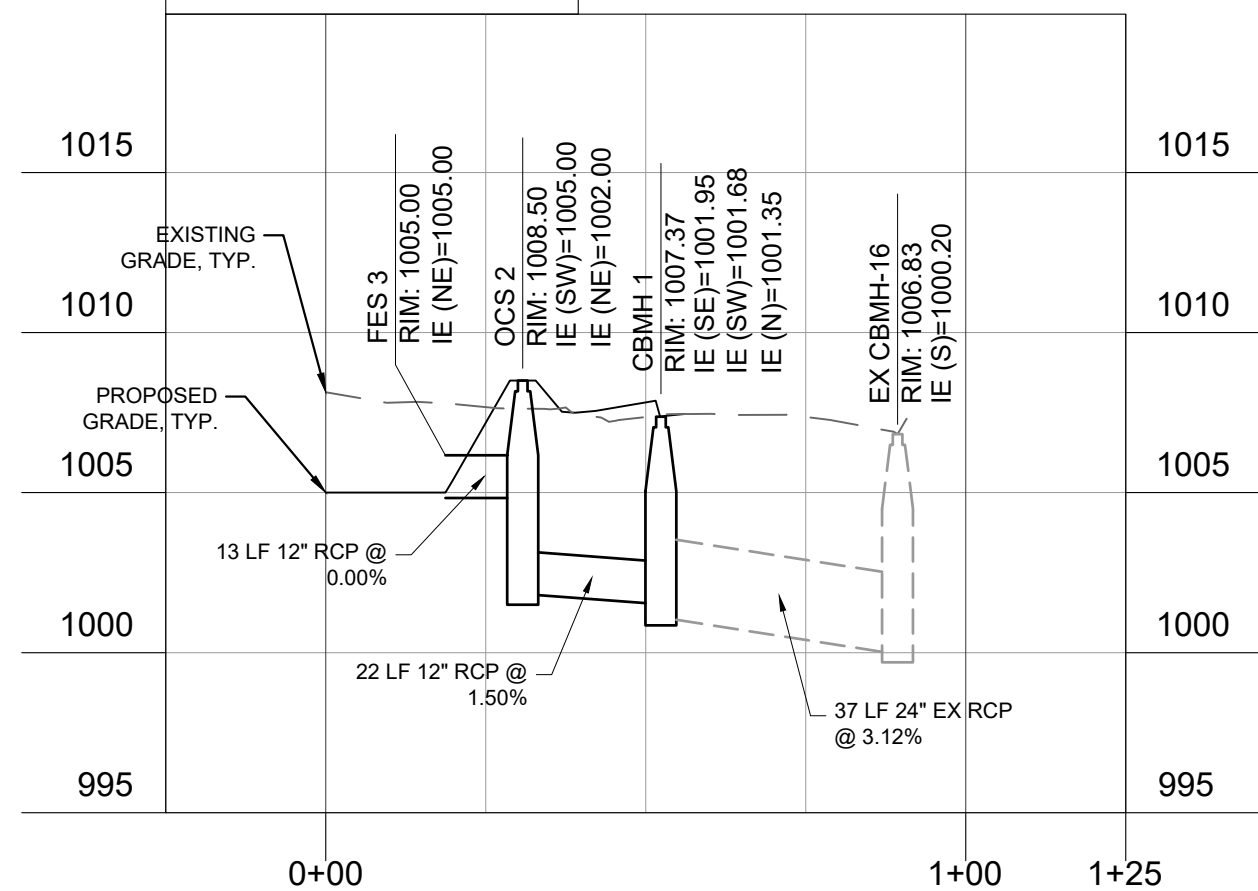
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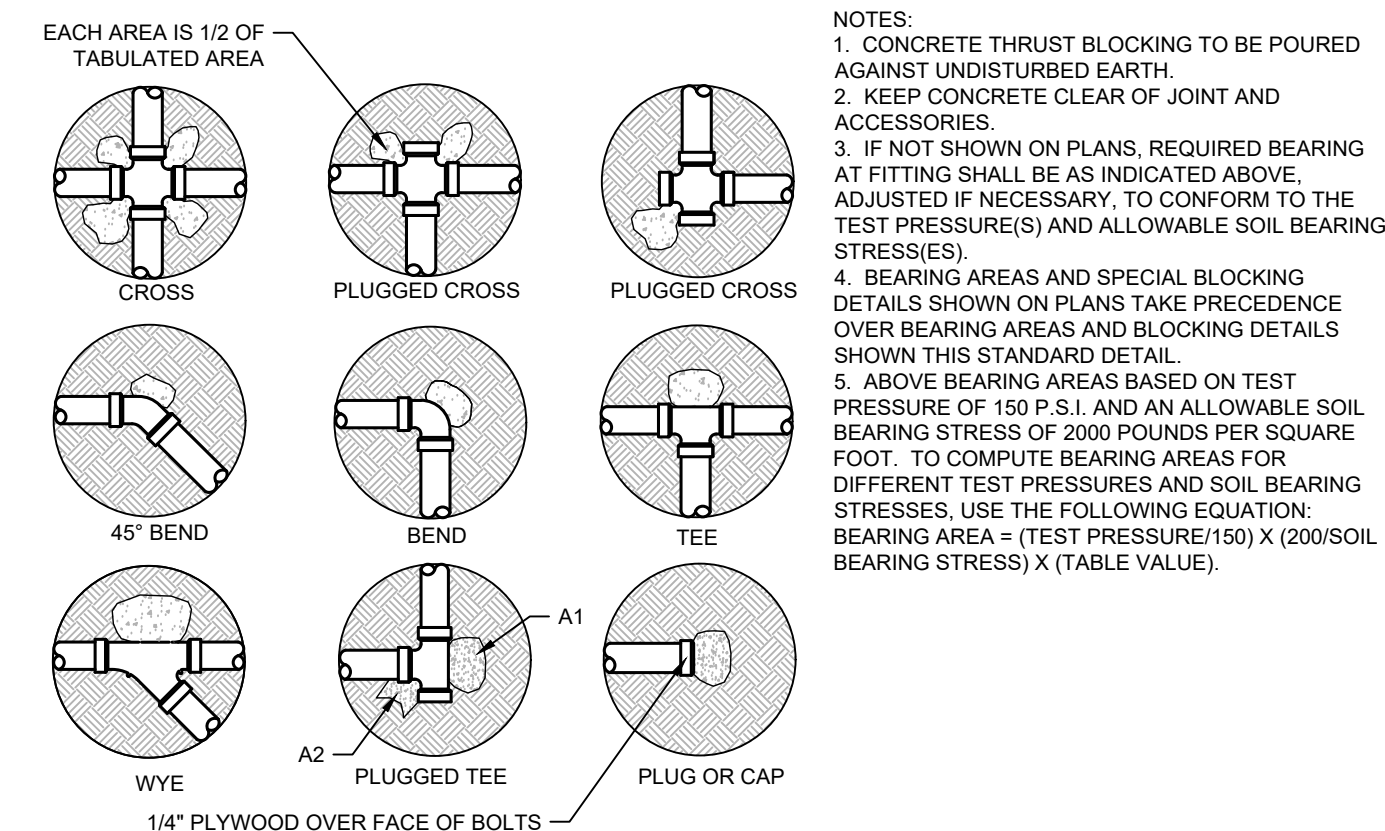
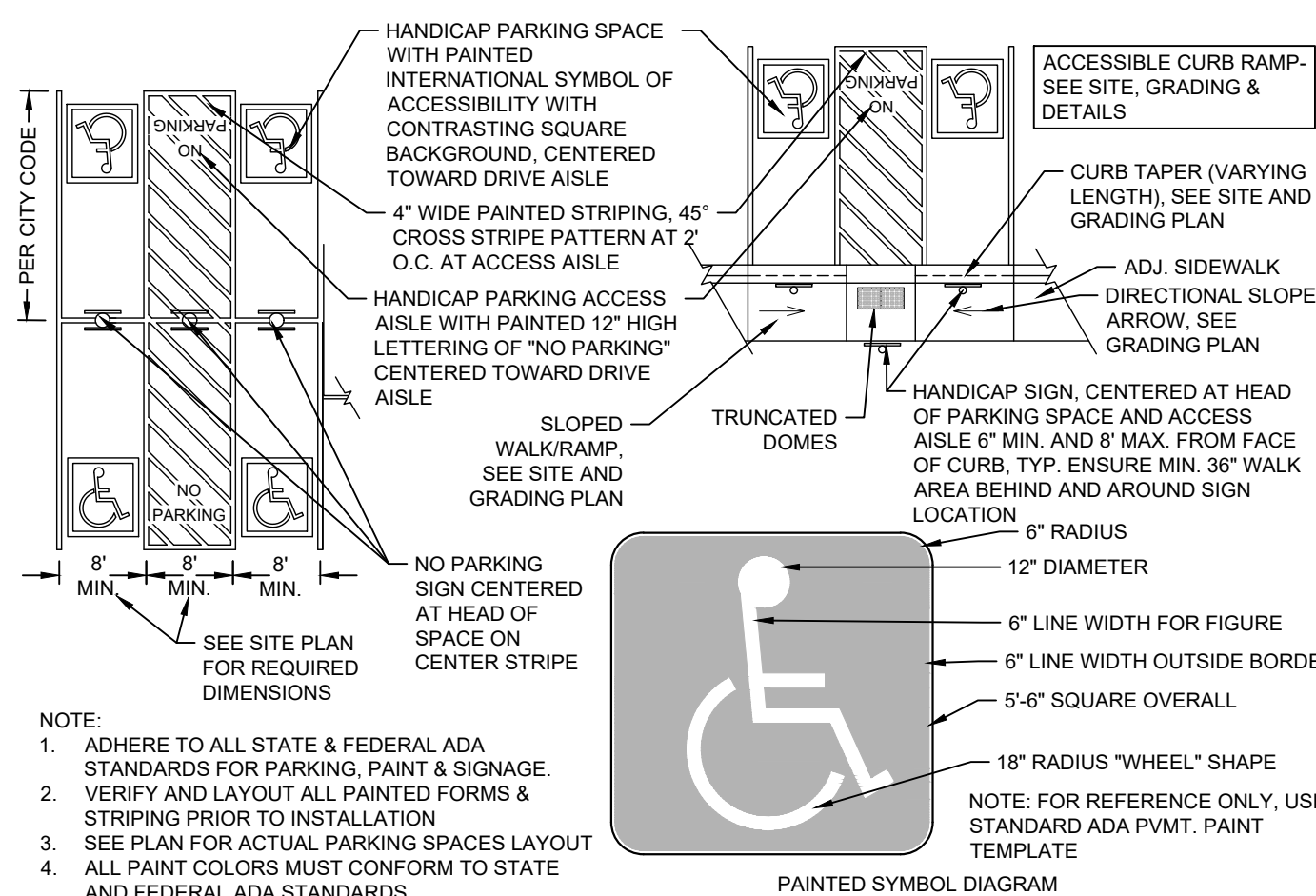
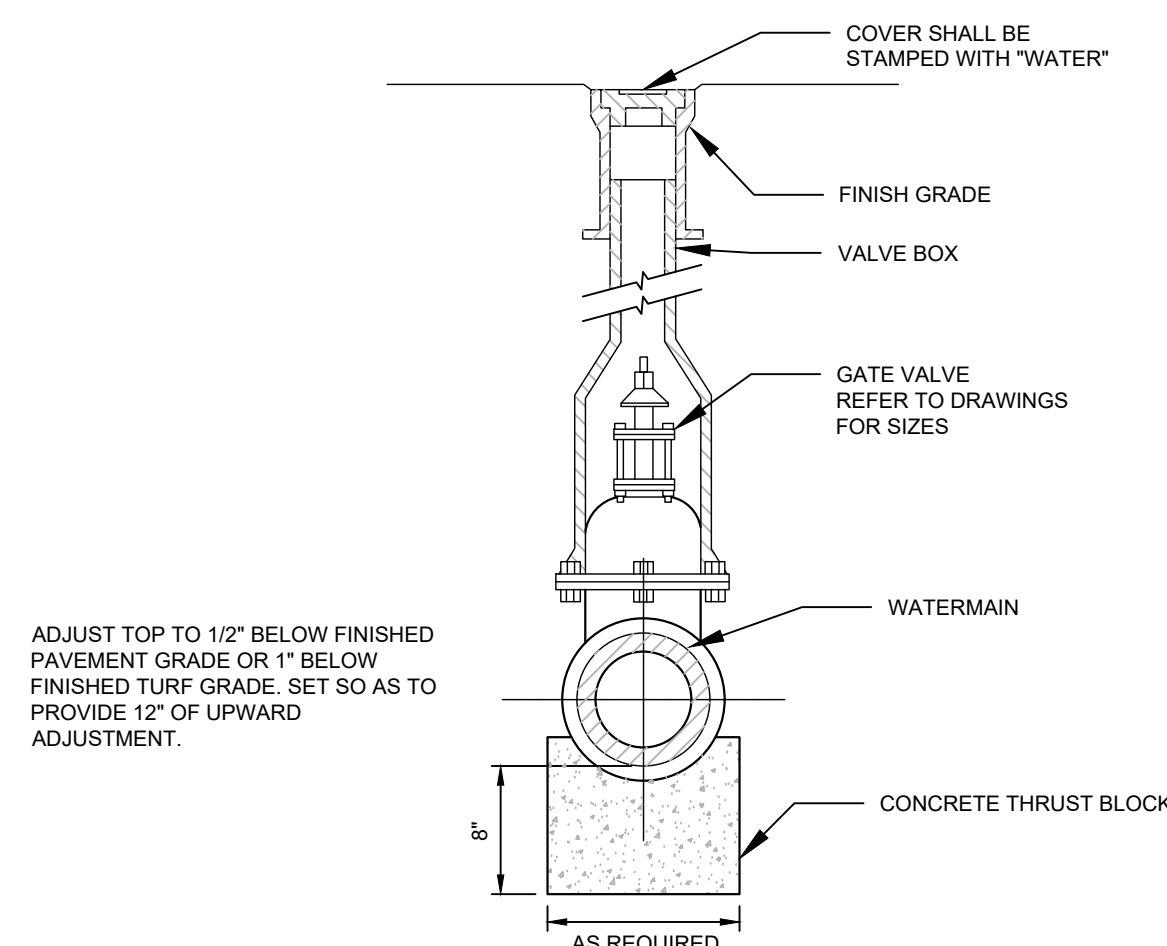
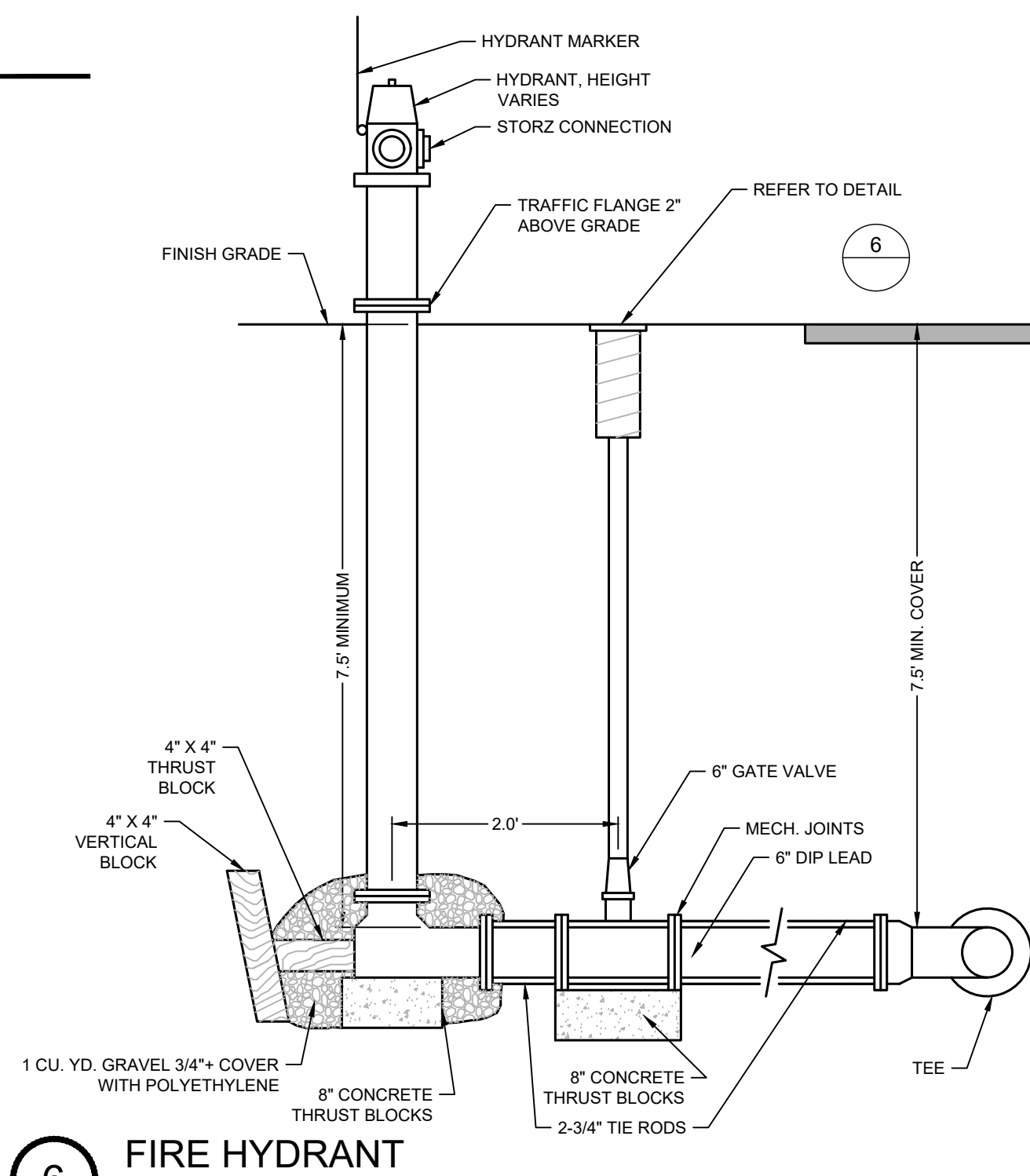
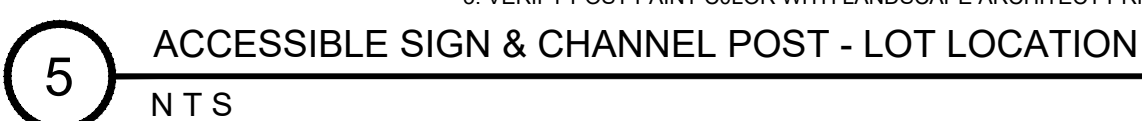
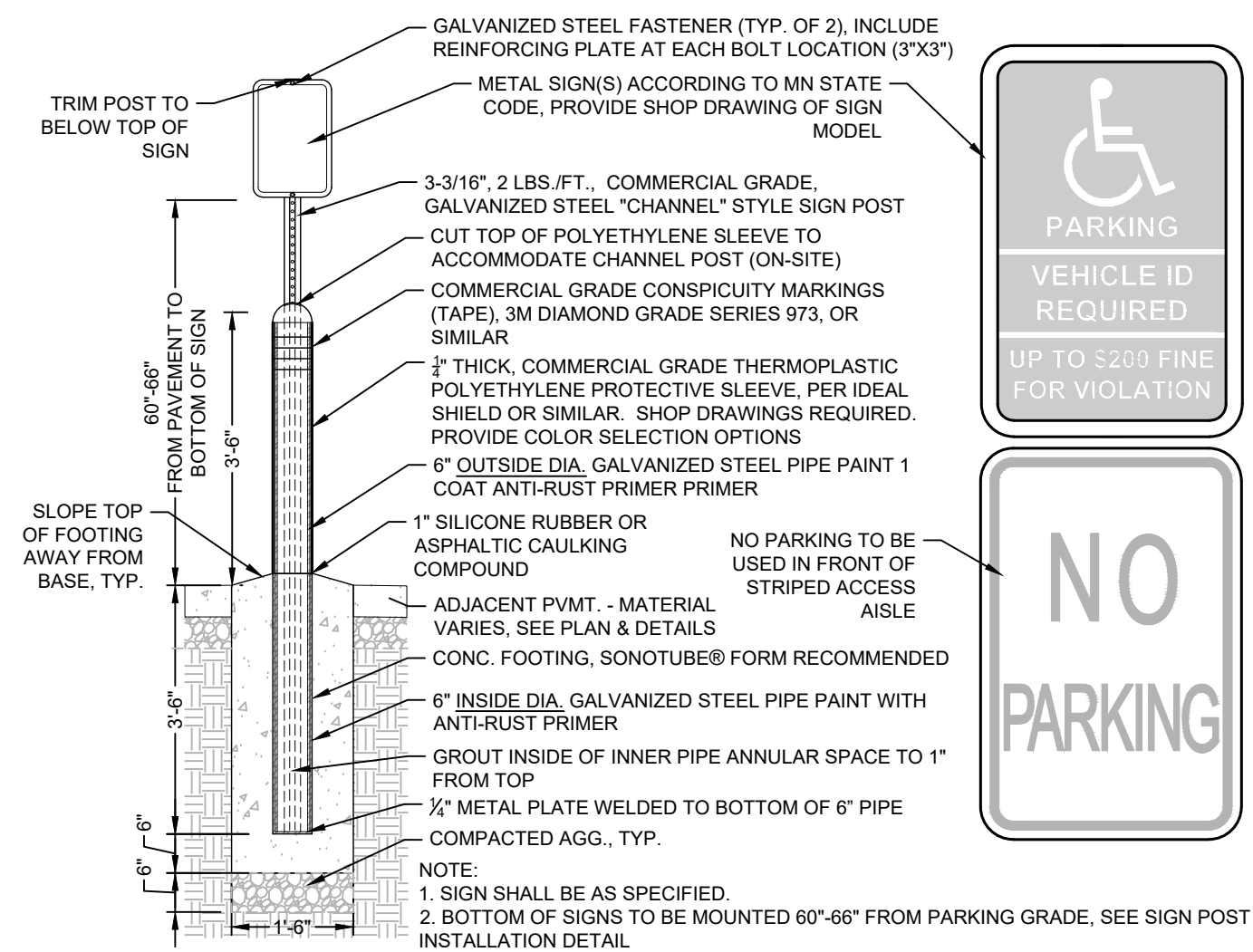
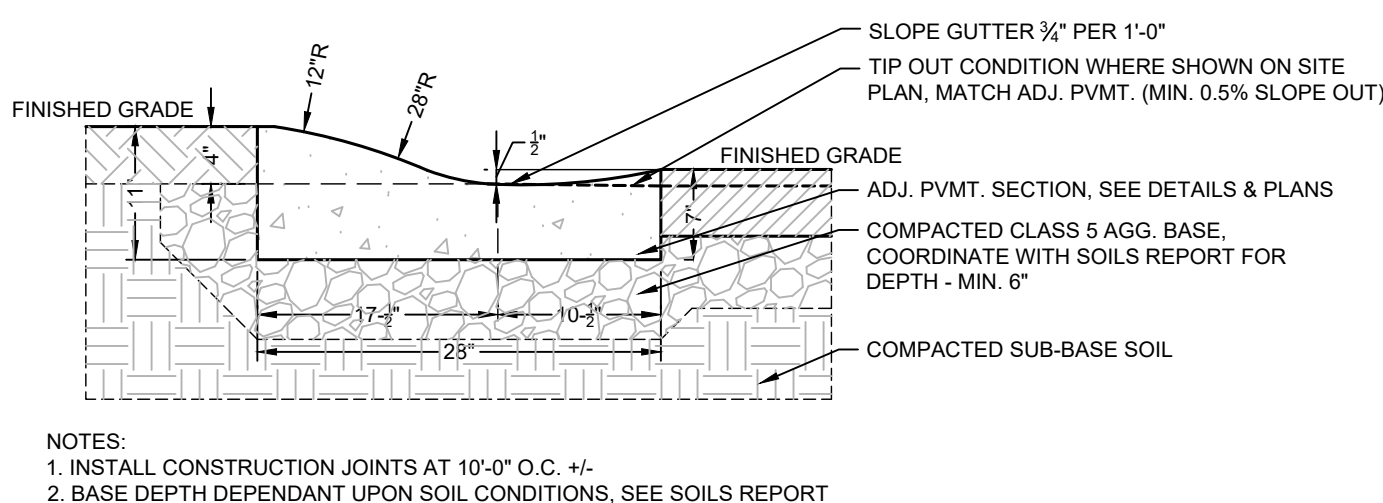
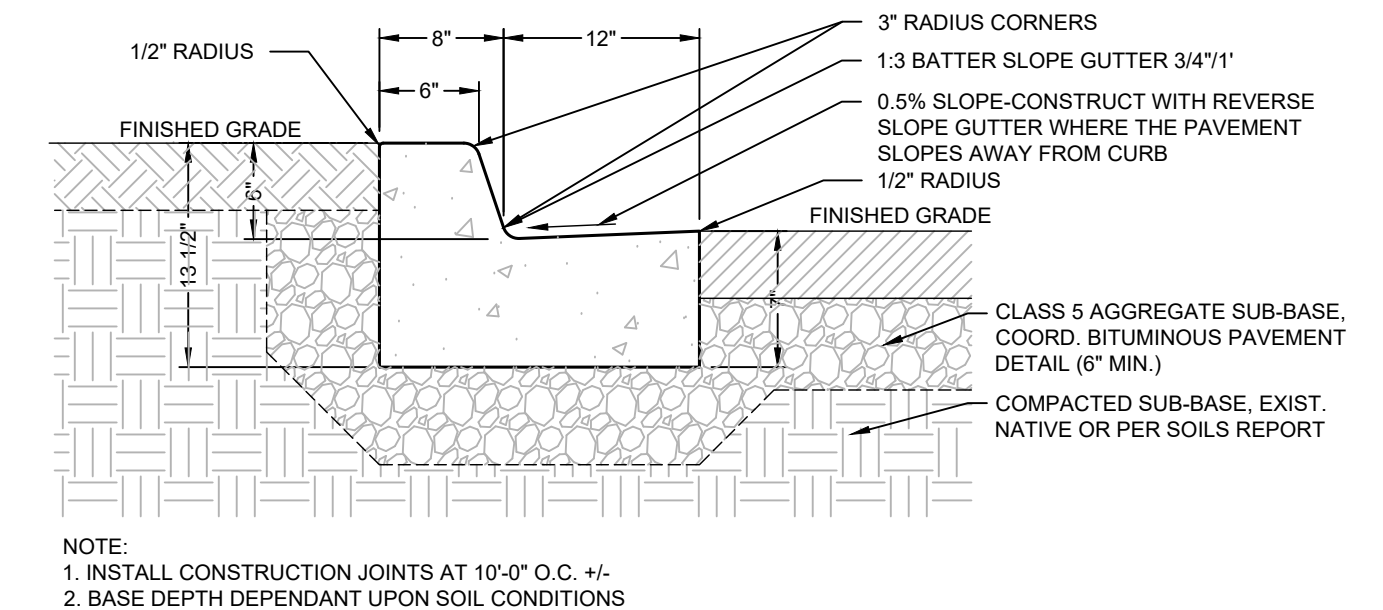
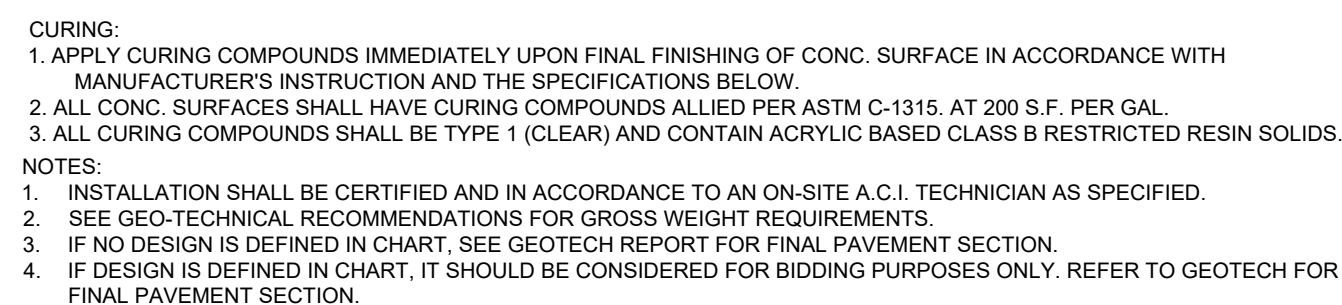


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VERTICAL SCALE: 1"=6'
UG SYSTEM - CBMH1

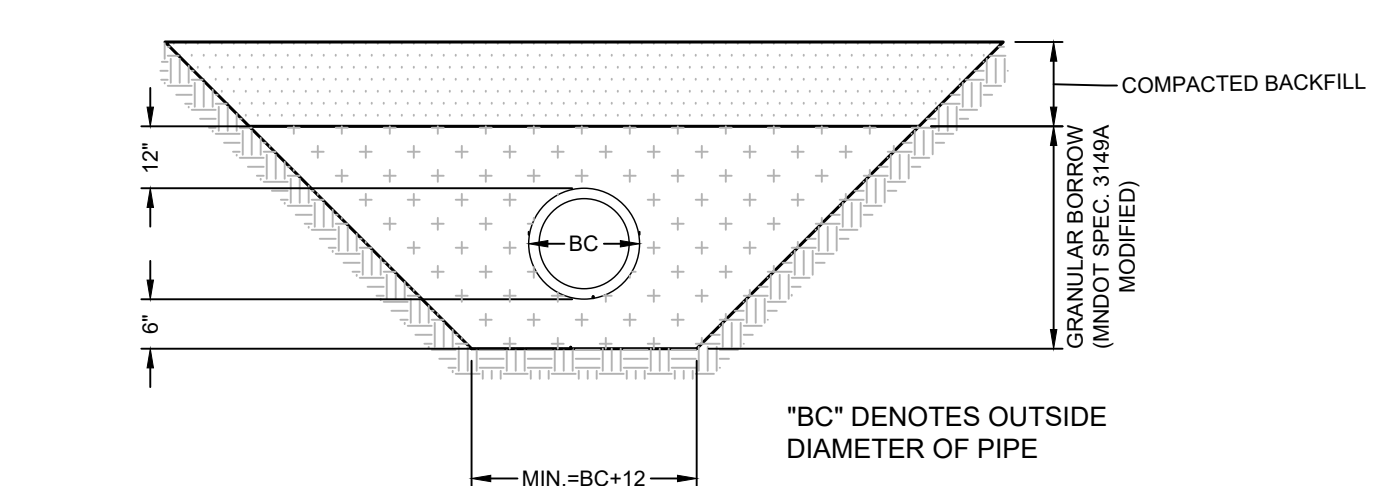
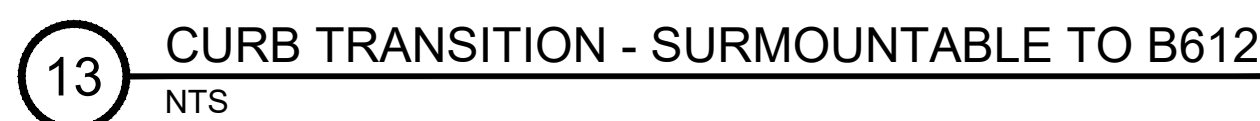
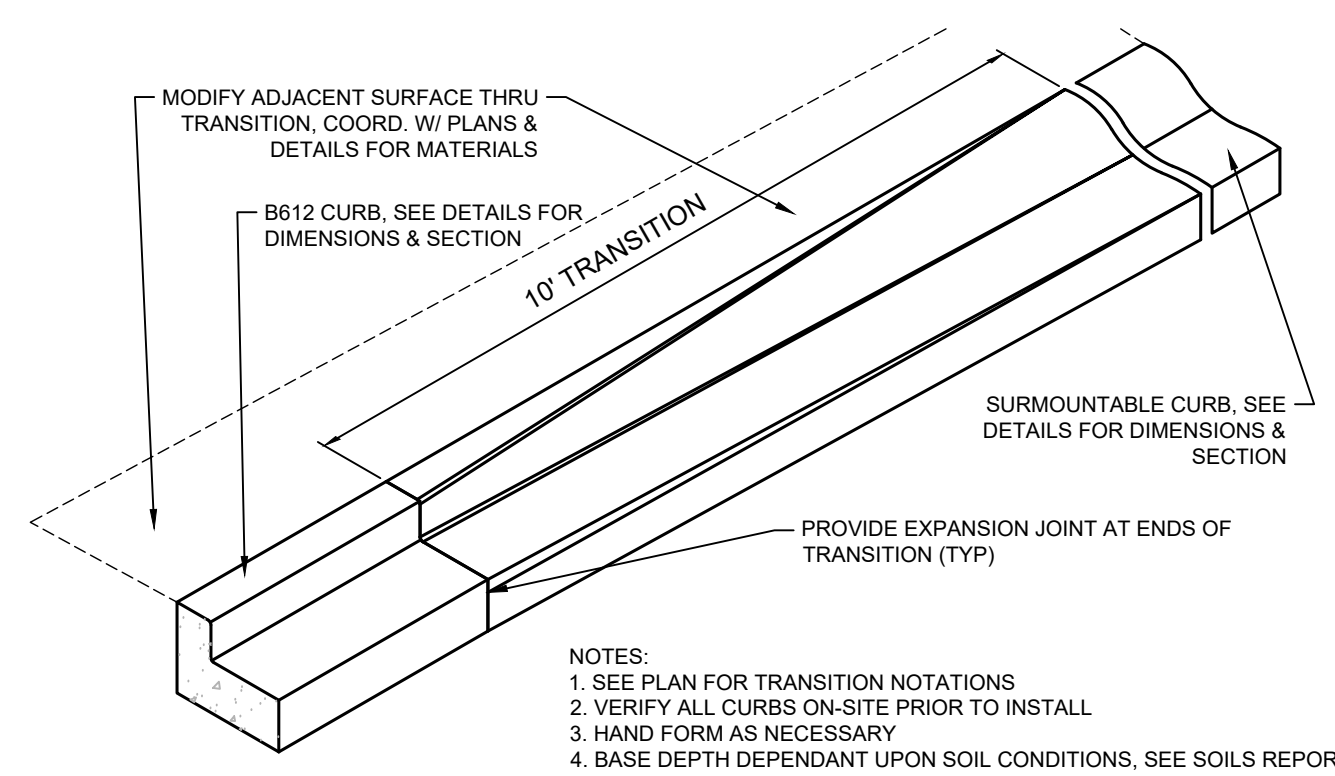
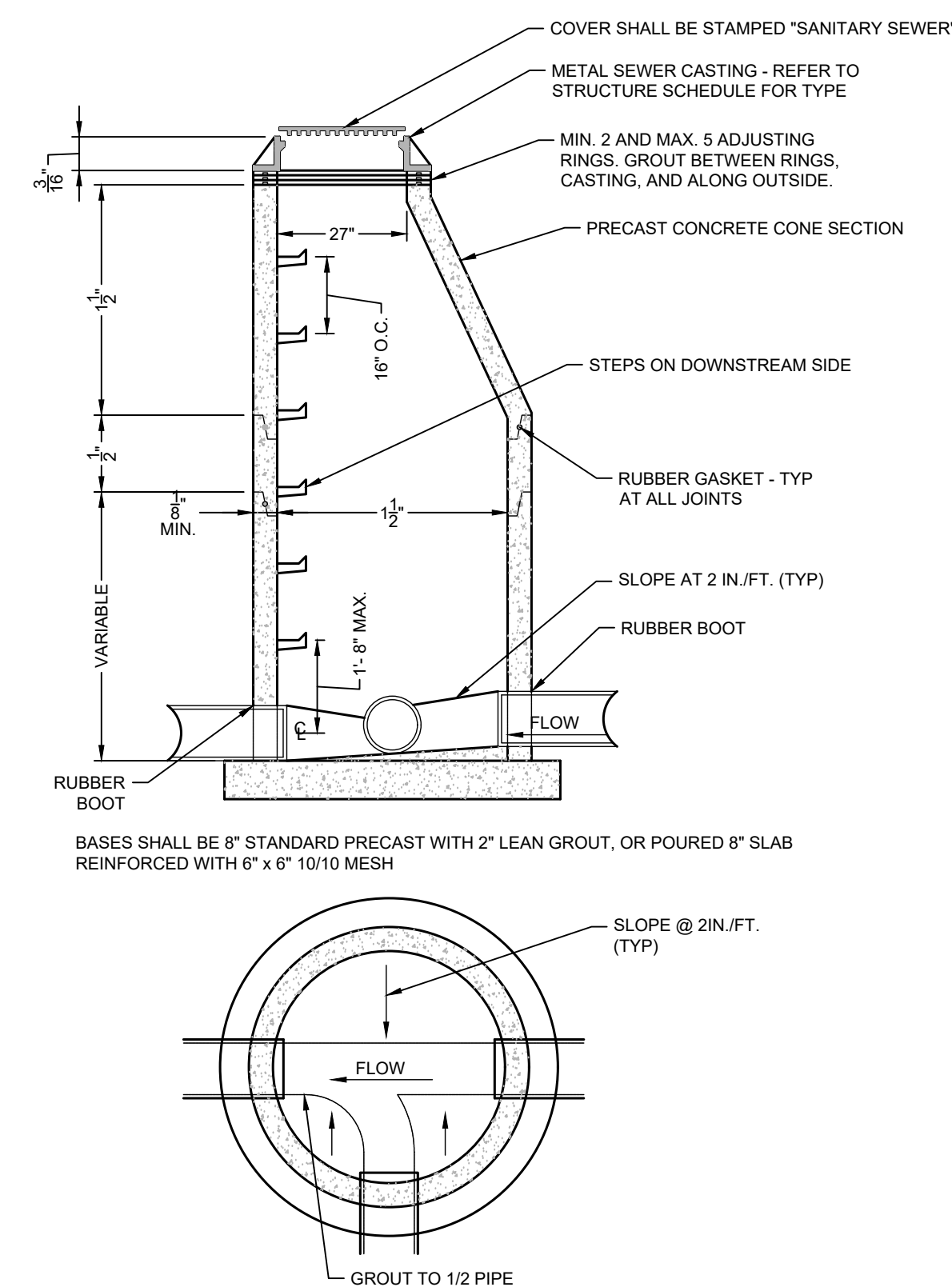


HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'
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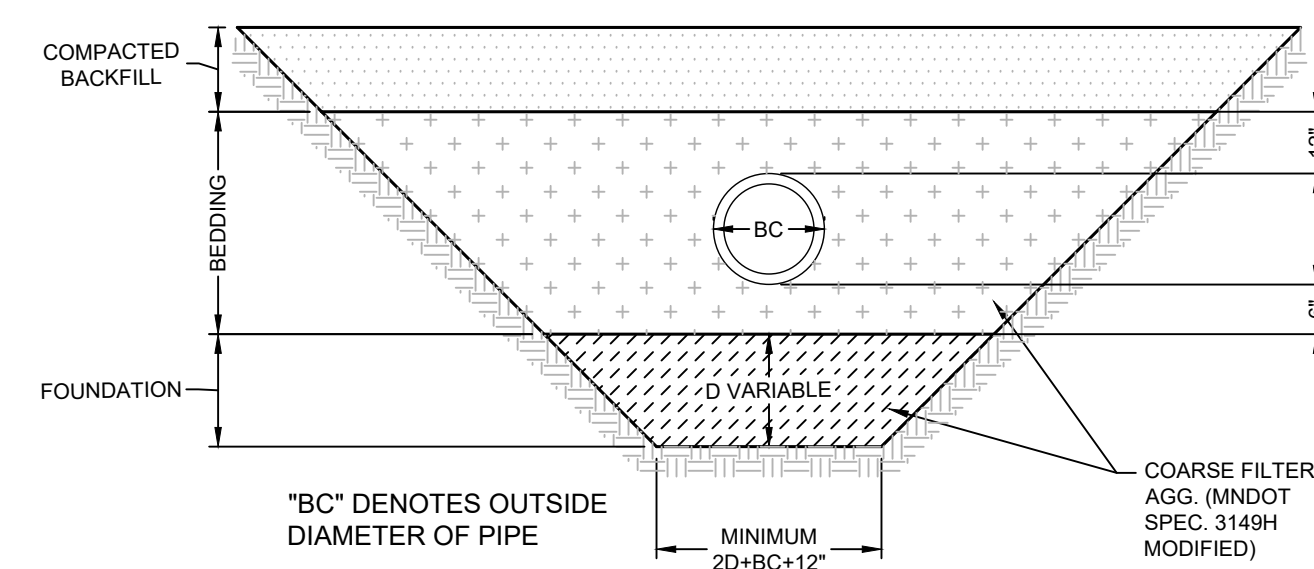




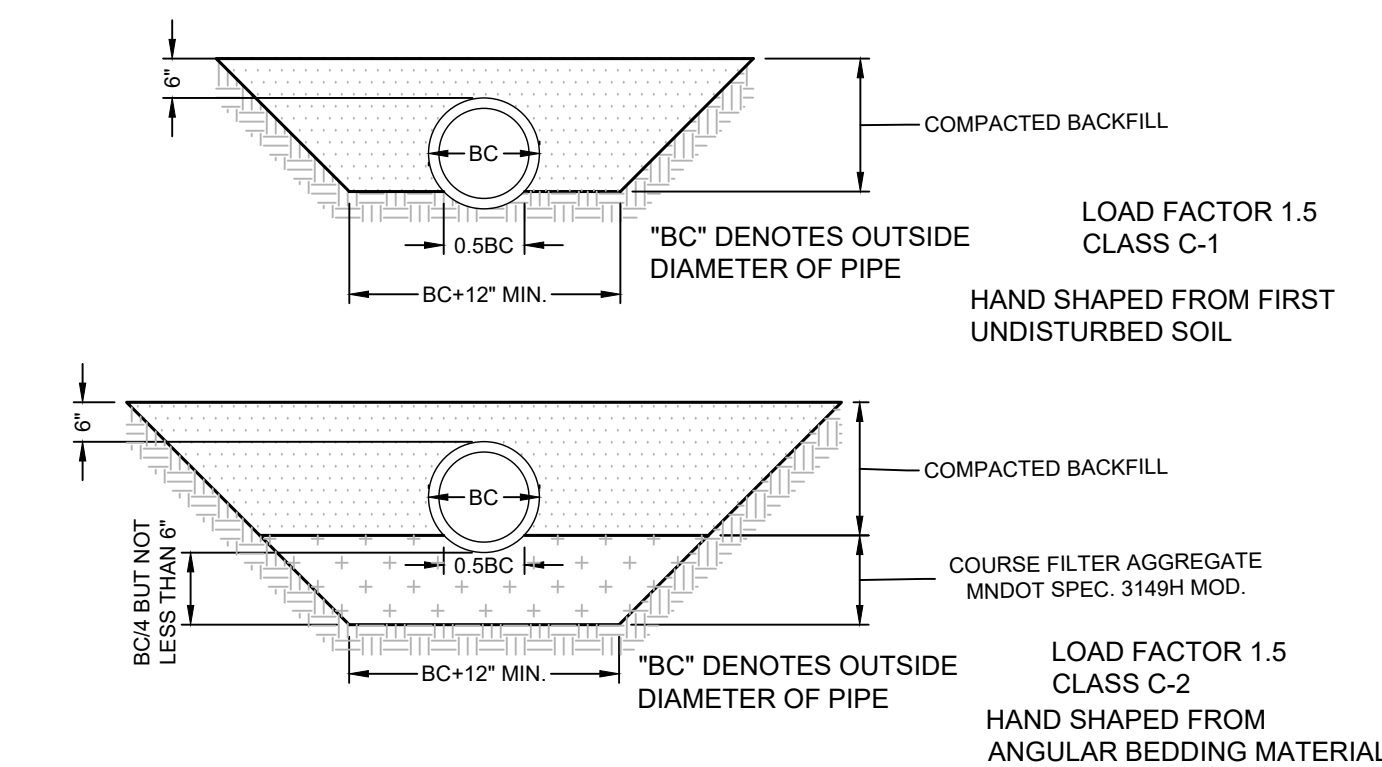
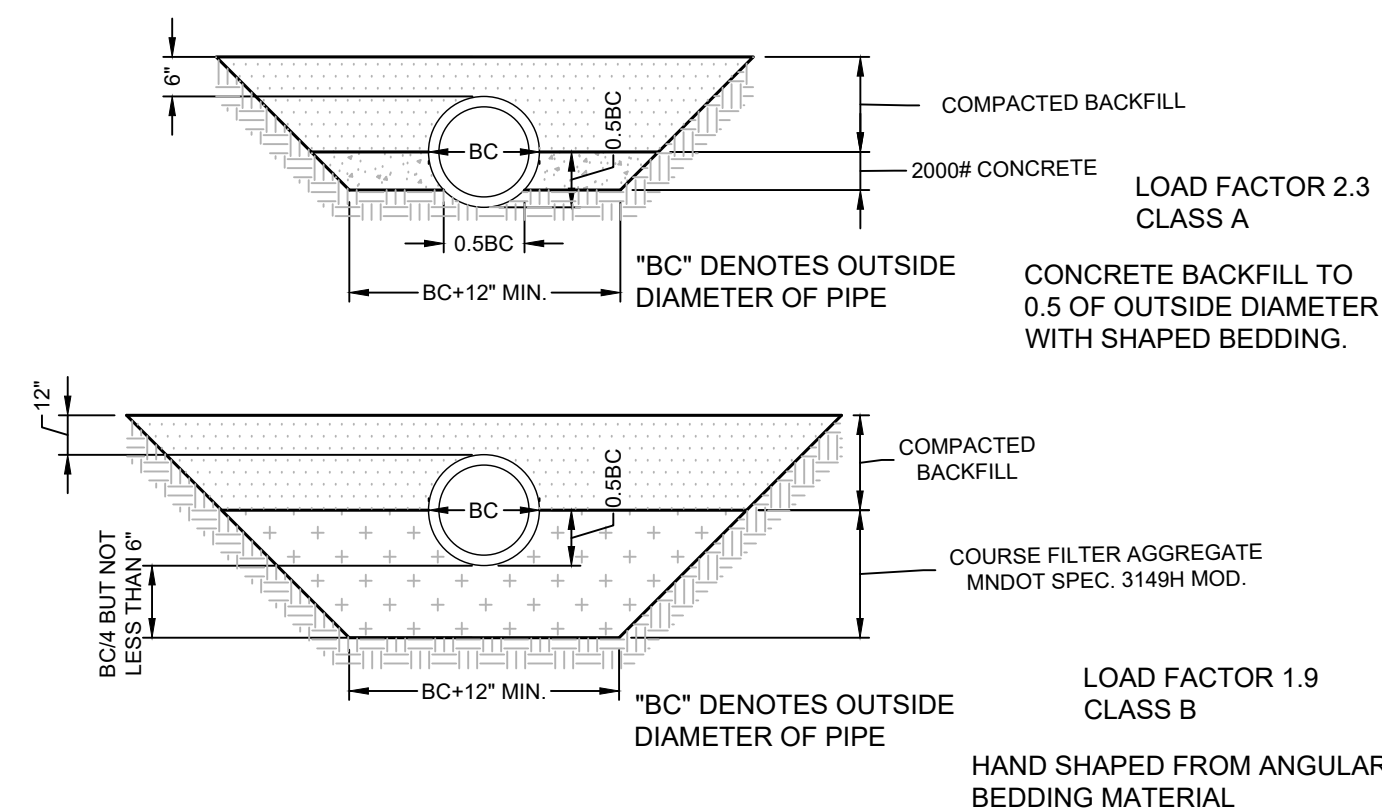
NOMINAL FITTING SIZE (IN.)	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	1.0	-
6	2.1	3	4.3	3	1.6	1
8	3.6	5.3	7.6	5.4	2.9	1.5
10	5.9	8.4	11.8	8.4	4.6	2.6
12	8.5	12.0	17.0	12.0	6.6	2.4
14	11.5	16.3	23.0	16.3	8.9	4.6
16	15.0	21.3	30.0	21.3	11.6	6.0
18	19.0	27.0	38.0	27.0	14.6	7.6
20	23.5	33.3	47.0	33.3	18.1	9.4
24	34.0	48.0	68.0	48.0	26.2	13.6

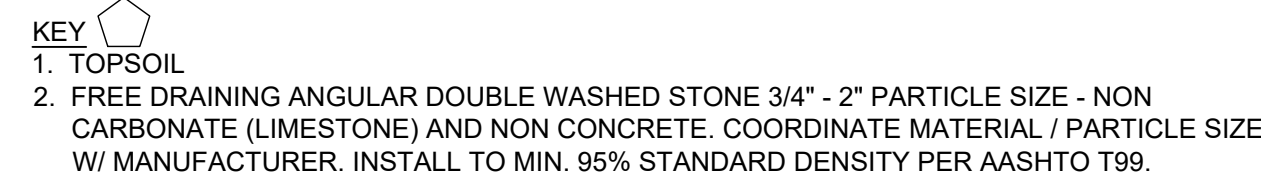


PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN GOOD SOILS





GENERAL NOTES

1. ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
2. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.
3. TYPICAL DETAILS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH REVIEWED SHOP DRAWINGS.

② GRANULAR FILTER BLANKET

SECTION A-A

RIP RAP

2'

1.0'

①

② GRANULAR FILTER BLANKET

SECTION B-B

RIP RAP

1.0'

A

18 in. (457 mm)

2H:1V

4 ft (1.2 m)

B

L

- NOTES:
- ① PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
 - ② REQUIREMENTS FOR RIPRAP SIZE AND THICKNESS AND FILTER BLANKET WILL BE SPECIFIED IN THE PLANS.
 - ③ FOR PIPES GREATER THAN OR EQUAL TO 30" USE 1' 2"
 - ④ THE CONTRACTOR, AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC, MNDOT SPEC. 3733, FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CURB CUT APPROX. 10-15 FT.
 - ⑤ DIMENSION E IS GIVEN ON MNDOT STANDARD PLATES 3100 AND 3110.



1. INSULATION BOARD TYPE TO BE CLOSED CELL, EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40PSI COMPRESSING STRENGTH (ASTM D1621) 0.1%MAX. WATER ABSORPTION (ASTM C272).
2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOT, ORGANIC MATERIAL, OR OTHER INJURIOUS MATERIALS.
3. OVERLAP ALL INSULATION BOARD JOINTS.



- | | |
|---|---|
| <p>3. ANY UP-GRADIENT LAND DISTURBING ACTIVITY BEGINS.</p> <p>4. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.</p> <p>5. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO THE STORMWATER SYSTEM.</p> <p>6. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS, LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.</p> <p>7. PERFORM ALL OTHER SITE IMPROVEMENTS.</p> <p>8. PLANT ALL AREAS AFTER DISTURBANCE.</p> <p>9. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.</p> <p>10. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.</p> <p>11. PLANT AND/OR ROCK MULCH BIORETENTION DEVICE.</p> | <p>GENERAL NOTES</p> <p>1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.</p> <p>2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTIO EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.</p> <p>3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.</p> <p>4. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.</p> |
|---|---|

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500 MINNEAPOLIS, MN 55402

PROJECT

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SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA


Matthew R. Pavak
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

[illegible]

CIVIL DETAILS

C7.2

PRELIMINARY:
NOT FOR
CONSTRUCTION

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAN, MN 55359

OWNER: EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

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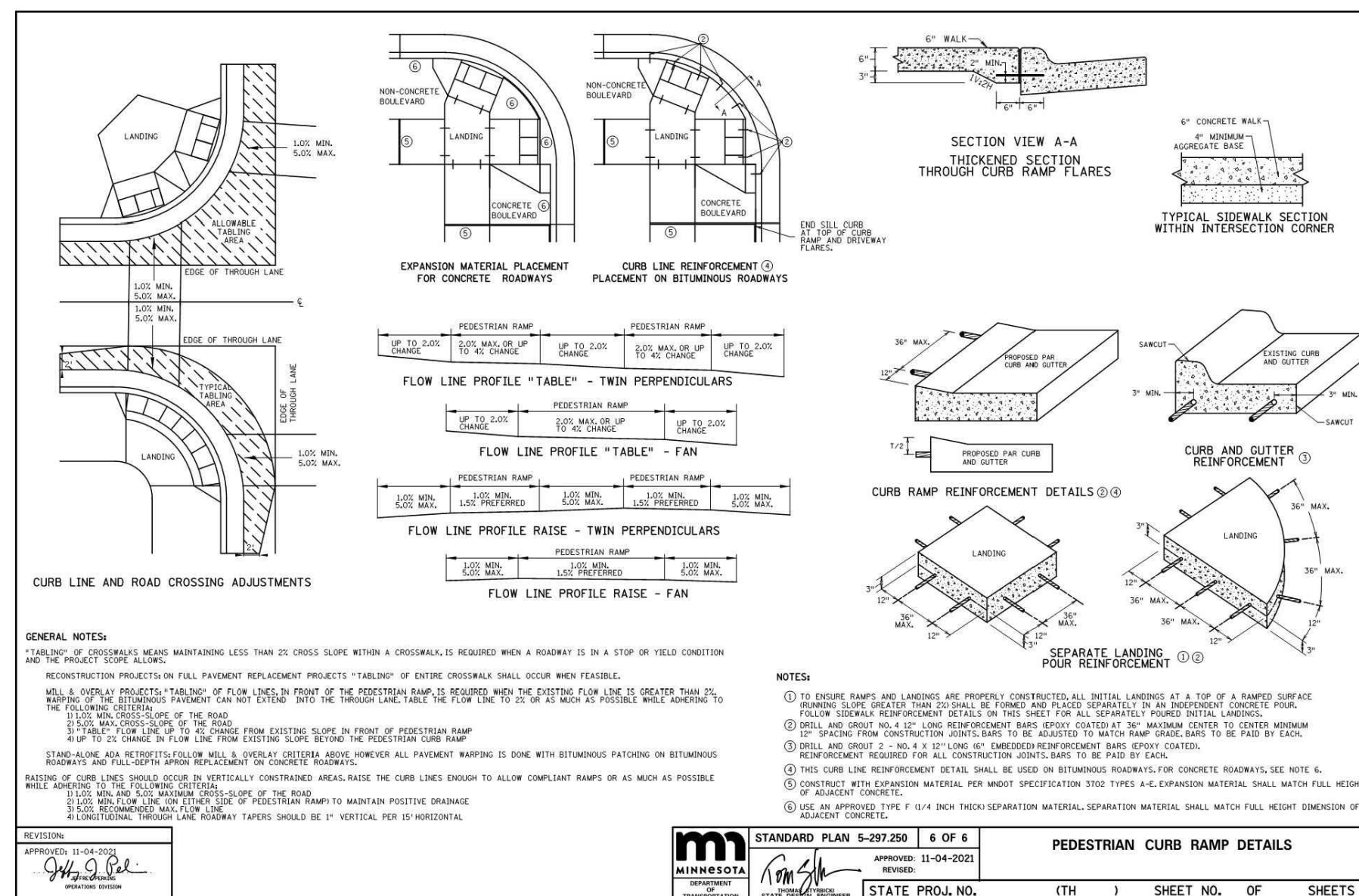
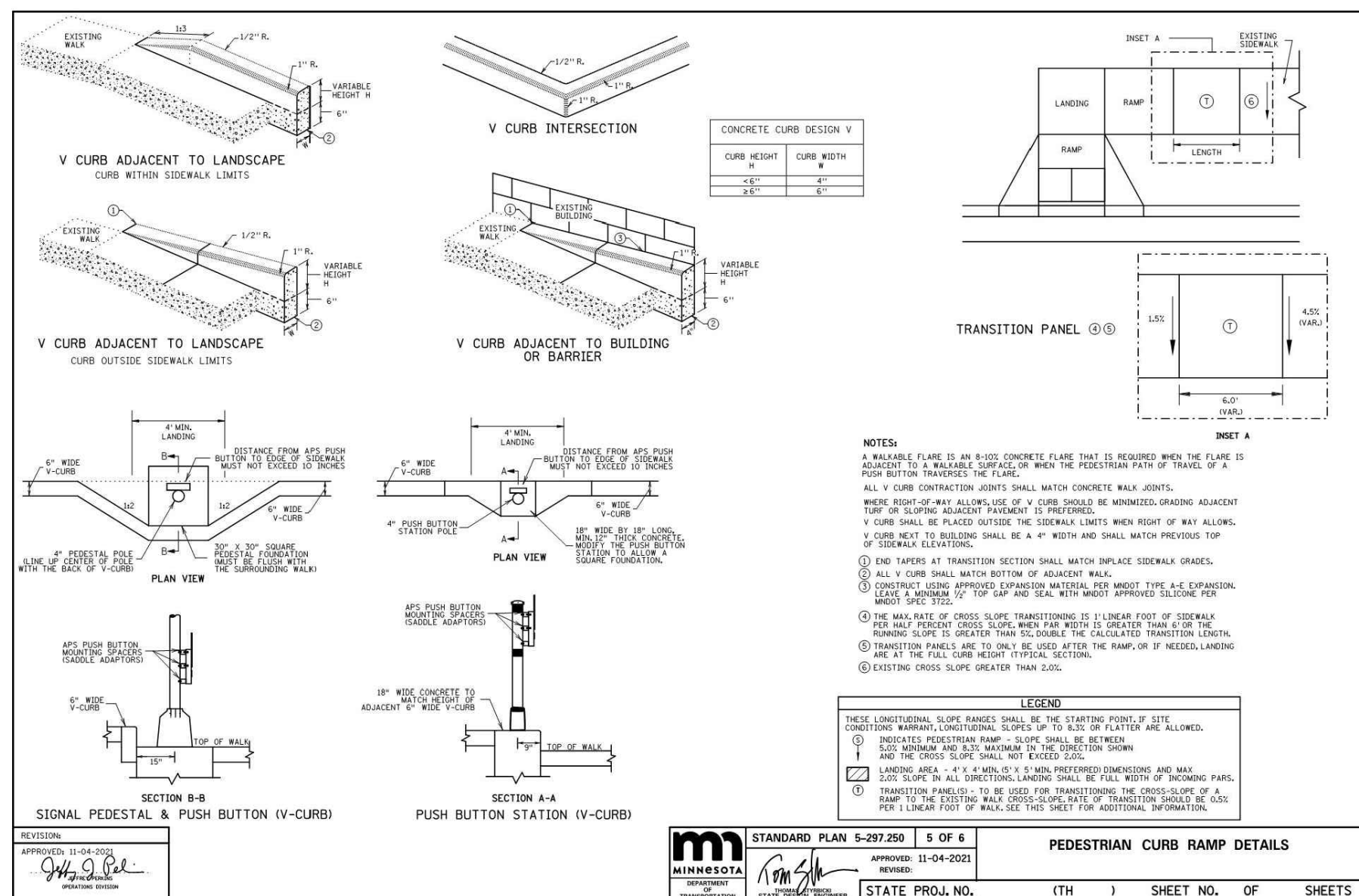
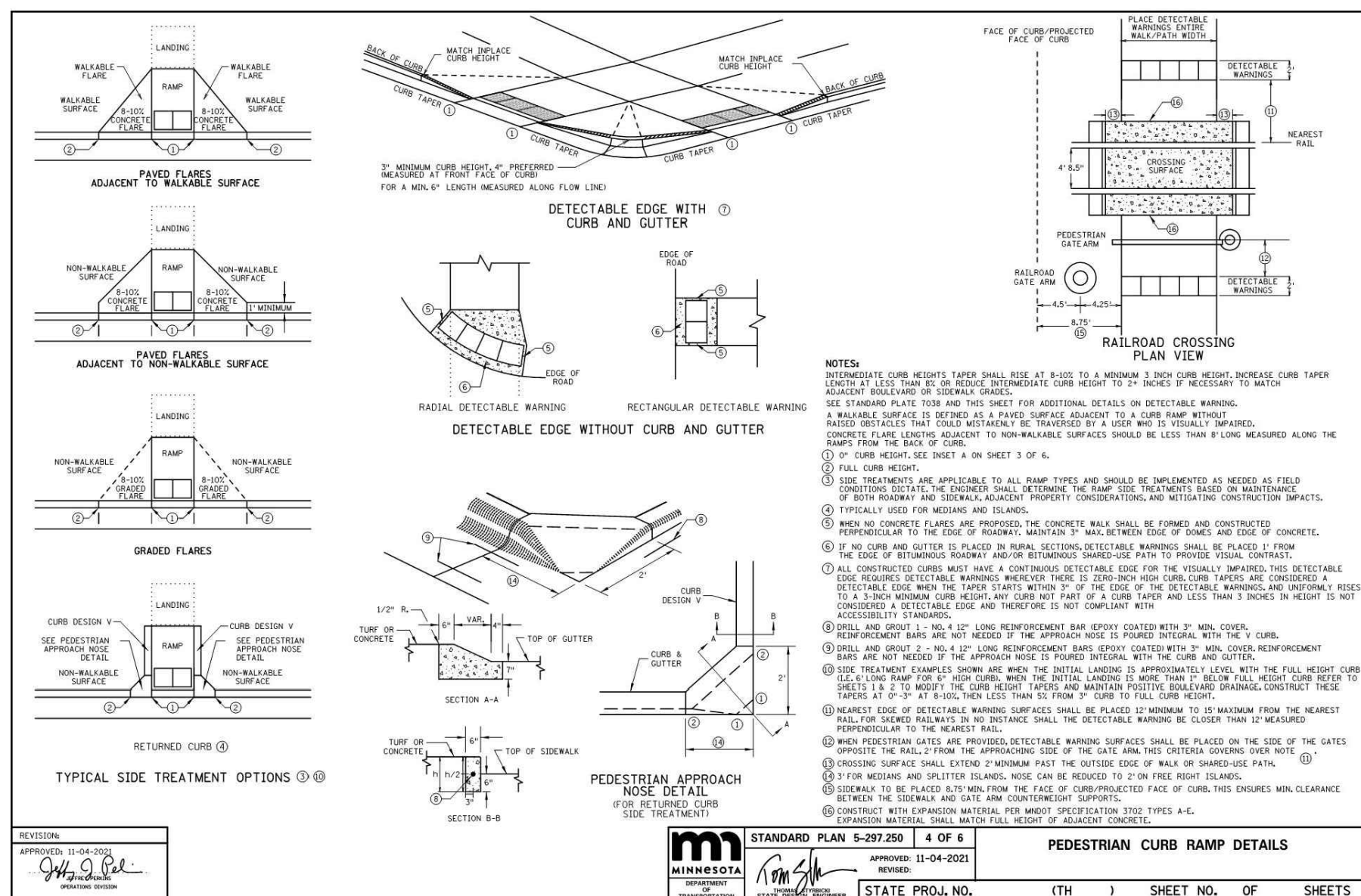
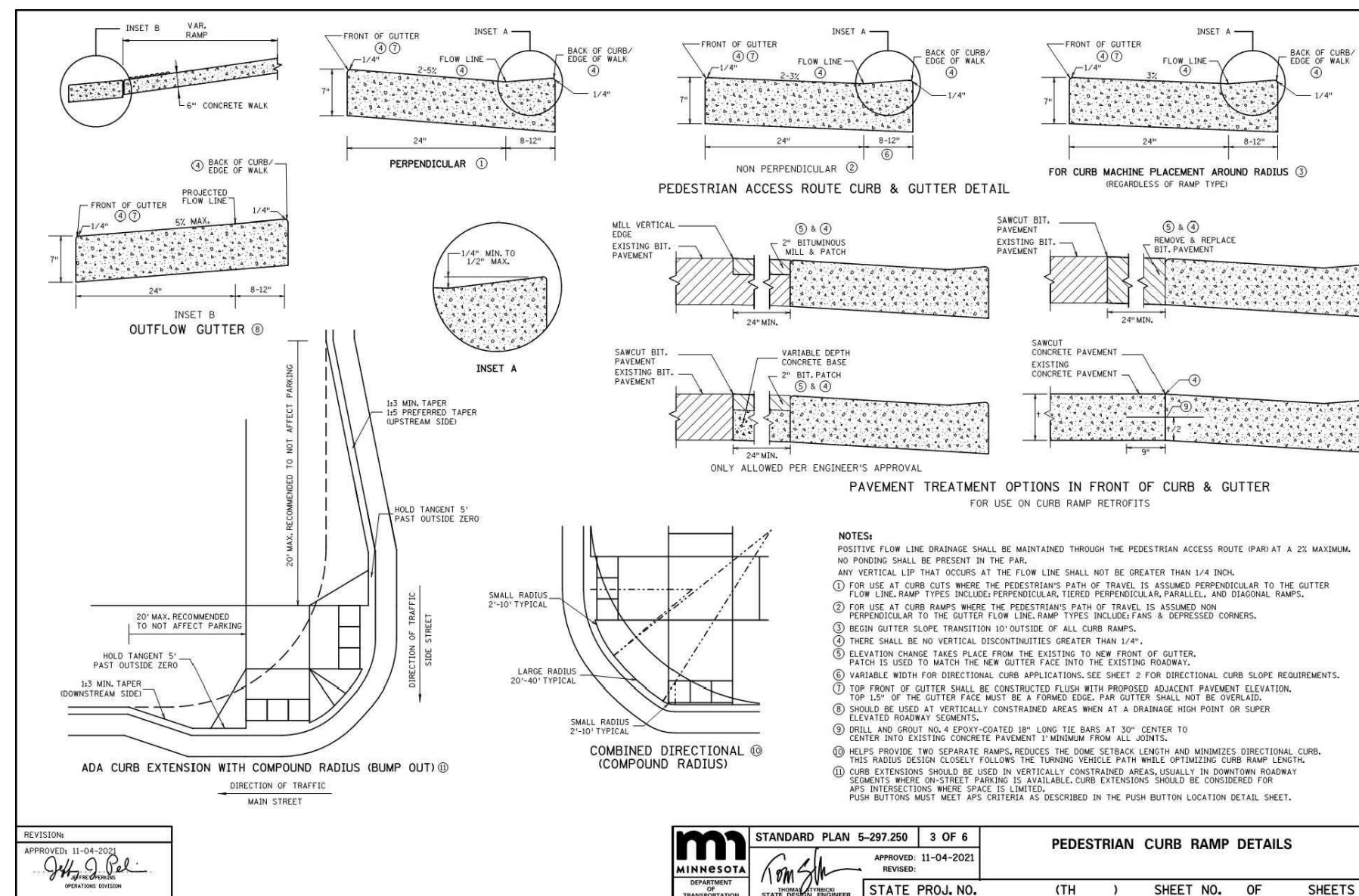
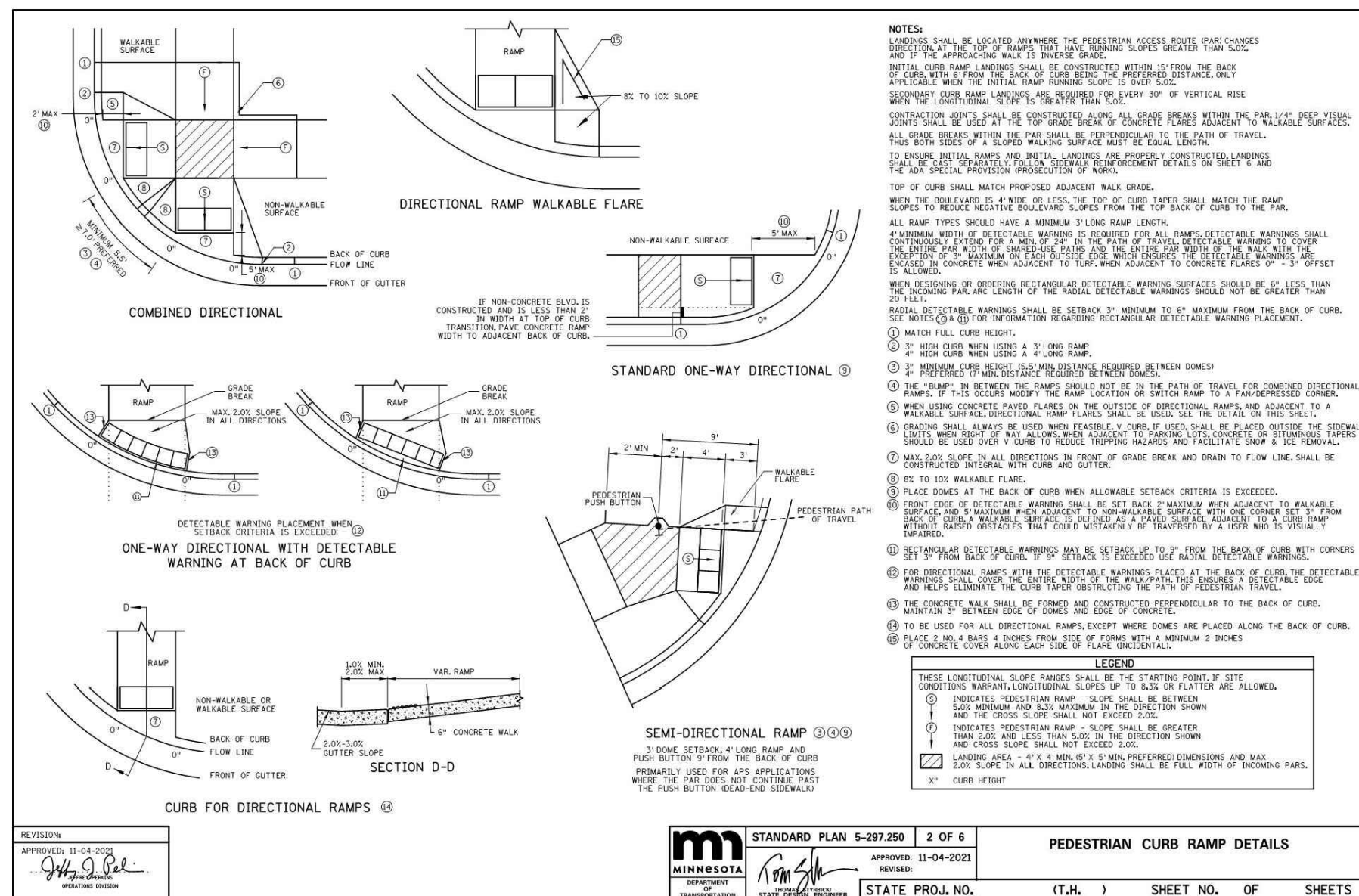
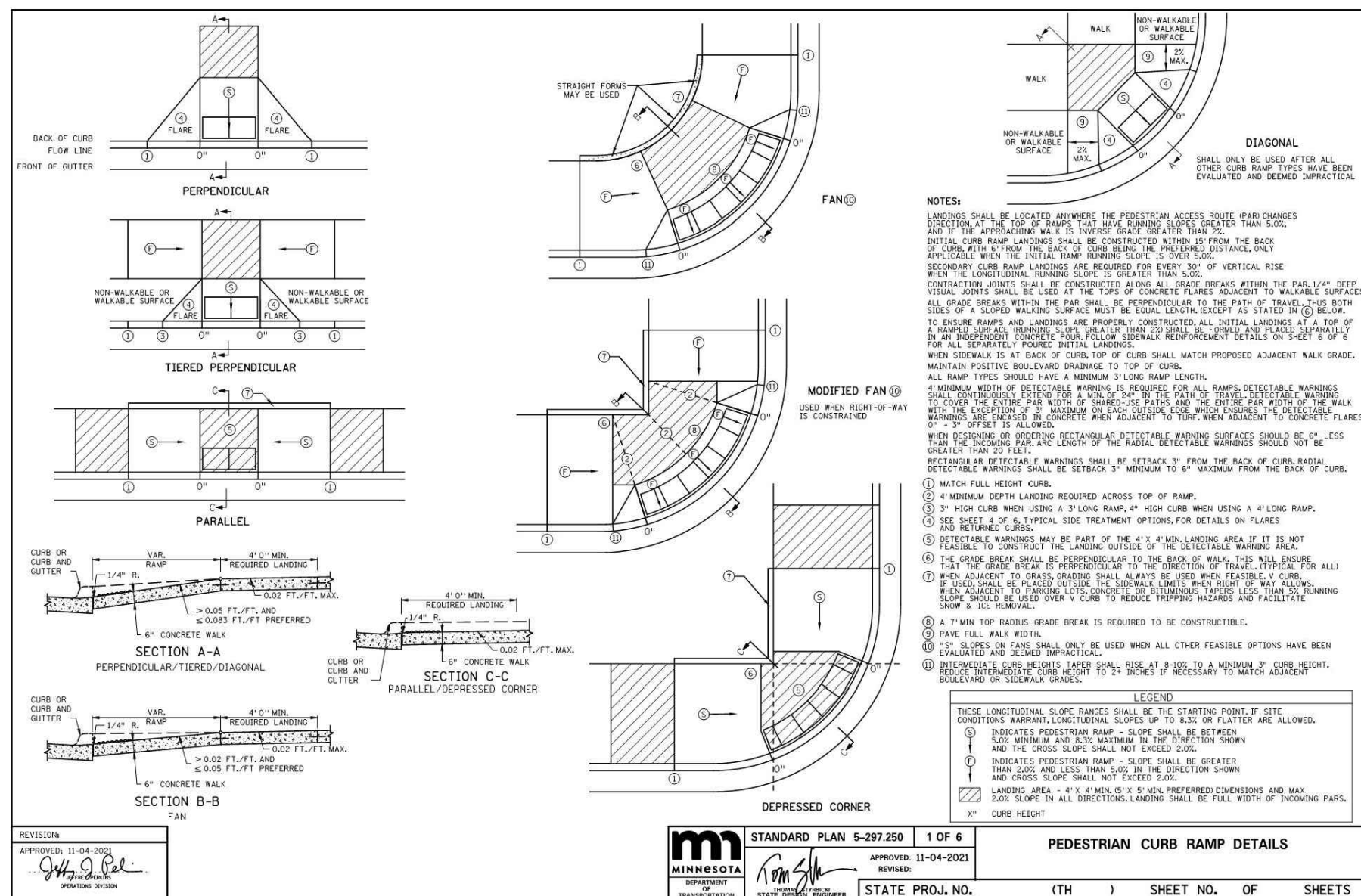
PROJECT MANAGER: MATT PAVSEK
CONTACT NUMBER: 612.615.0060 X.701
DRAWN BY: MP
REVIEWED BY: MP
PROJECT NUMBER: 26545

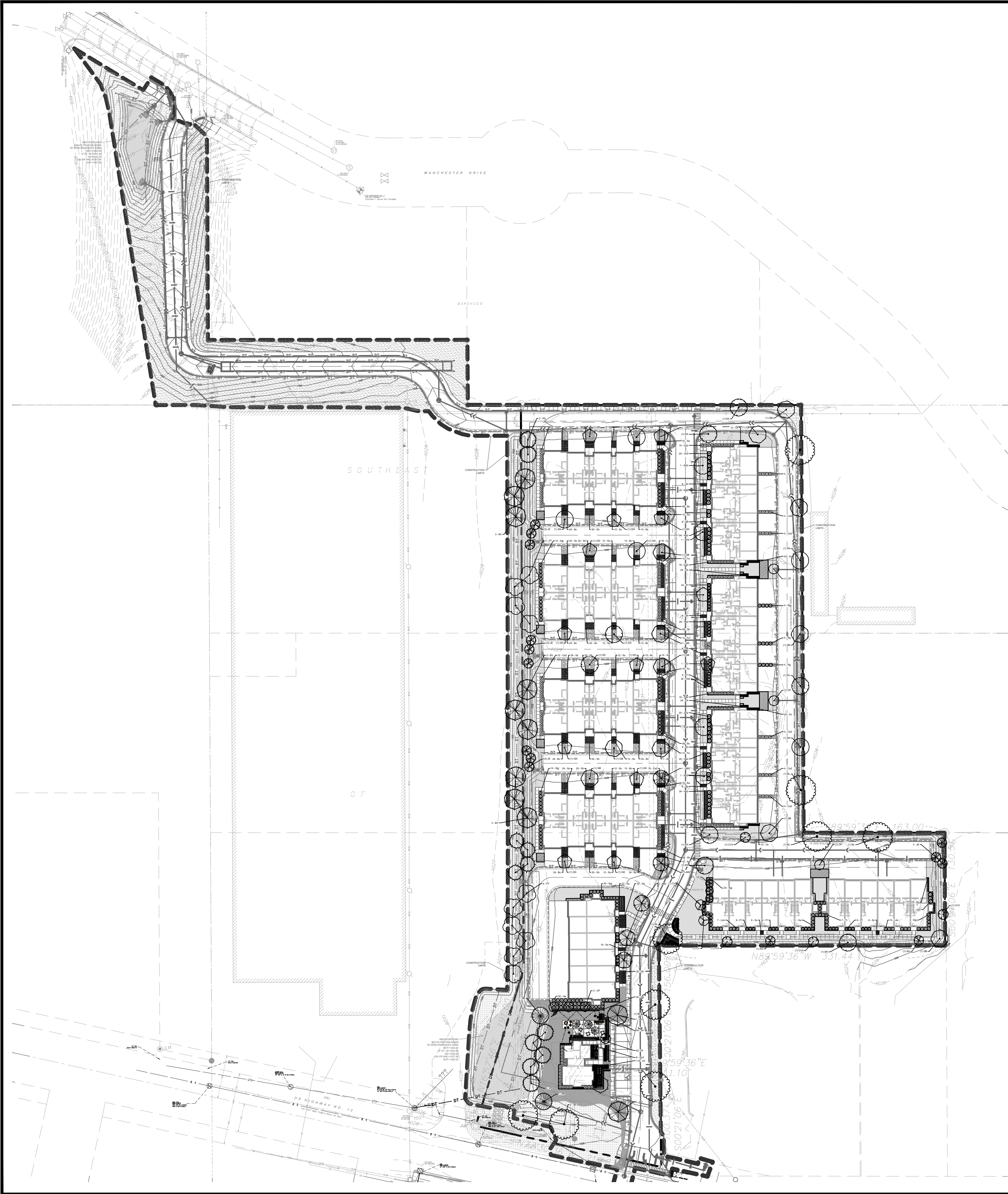
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C7.3





LANDSCAPE NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
- SEE MULCH SCHEDULE FOR ALL BEDS & TREES - TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

POLLINATOR SAFE PLANT MATERIAL:

- THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
- CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

PLANTING SEASON SCHEDULE			
SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

MULCH SCHEDULE				
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	1-1/2" GREY TRAP ROCK	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	1-1/2" GREY TRAP ROCK	YES	SEE DETAIL	
NATIVE SEED AREAS	STRAW MULCH	NA	NA	SEE SEEDING MANUAL
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

LANDSCAPE PLAN LEGEND:

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	16,327 sf	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP 1.5" DECORATIVE SCREENED ROCK/STONE INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.	Mulch
	22,305 sf	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIETIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod
	1,003 sf	CANINE RUN / SYNTHETIC TURF CANINE RUN, SHORT, DENSE FIBERS IN NATURAL-LOOKING COLOR. FEATURING ANTI-MICROBIAL INFILL.	Synthetic Turf
	1,518 sf	WOOD MULCH / WOOD MULCH WOOD MULCH, SHREDDED CEDAR MULCH OR EQUIVILANT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, SEE GRADING PLAN FOR GRADES.	Mulch
	41,153 sf	SUBTOTAL:	
MNDOT - SEED MIXES			
	31,488 sf	MN SEED MIX #35-221 DRY PRAIRIE GENERAL / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 36.5 LB/ACRE (98.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix
	15,637 sf	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX SEEDING RATE: 14.5 LB/ACRE (128.4 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR. INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUCT./SPECS.

CONSTRUCTION LIMITS

811
Know what's below.
Call before you dig.

1" = 60'-0"
30'-0" 0 60'-0"

CivilSite Group
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Robert L. Binder
DATE 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
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LANDSCAPE PLAN - OVERALL

L1.0

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EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

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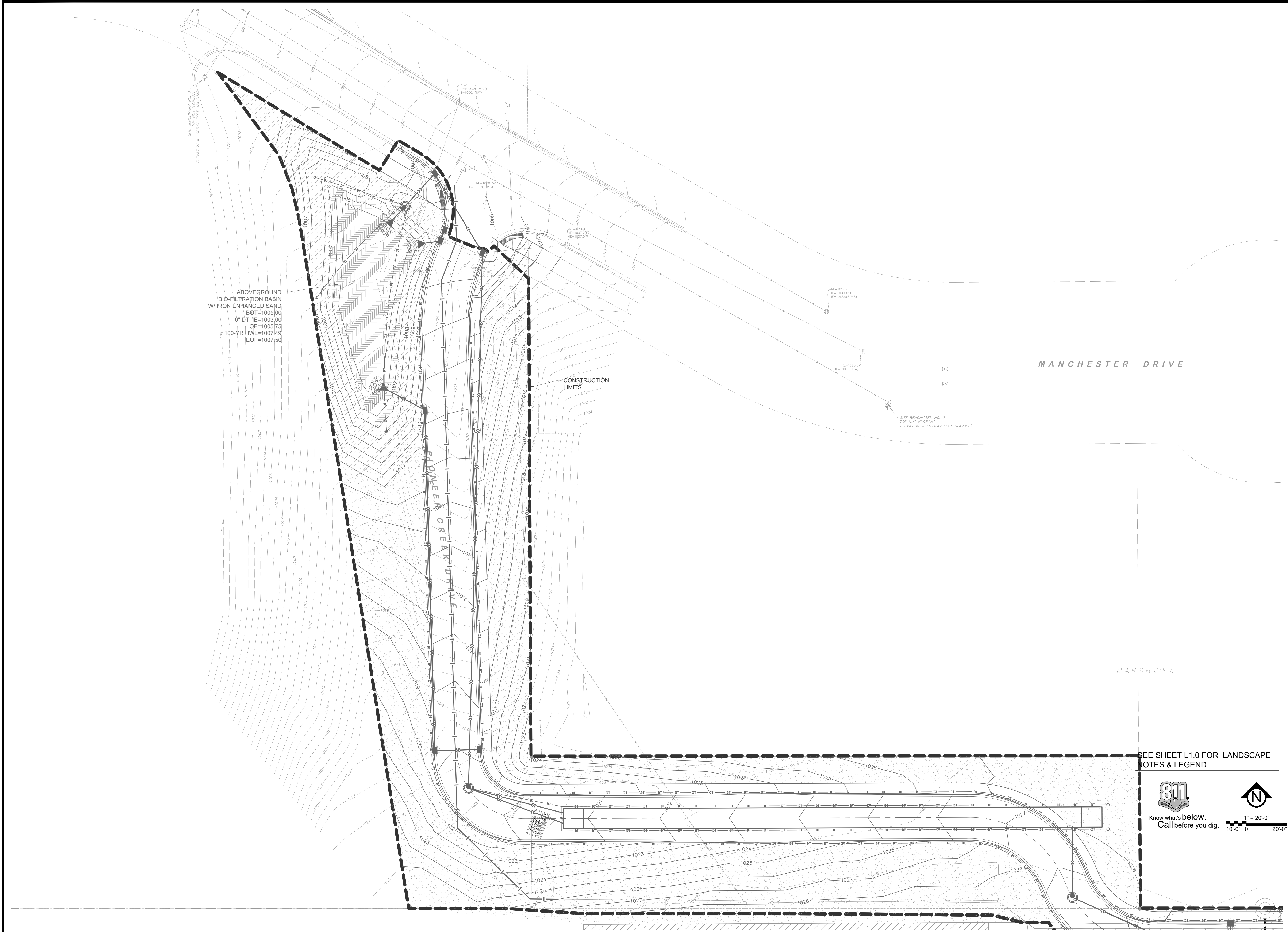
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PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

[illegible]LANDSCAPE PLAN -
ENLARGEMENT 1

L1.1

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EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

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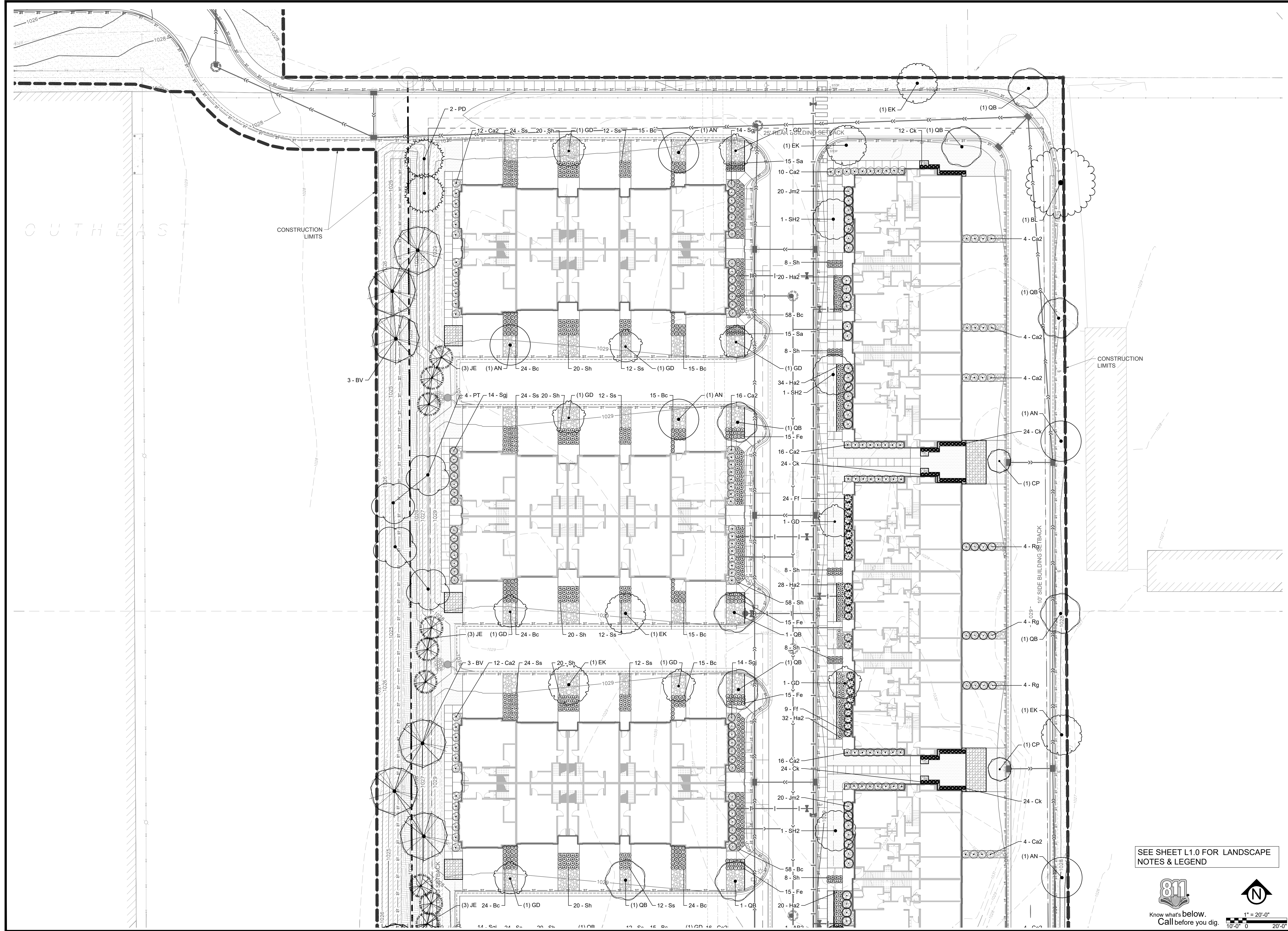
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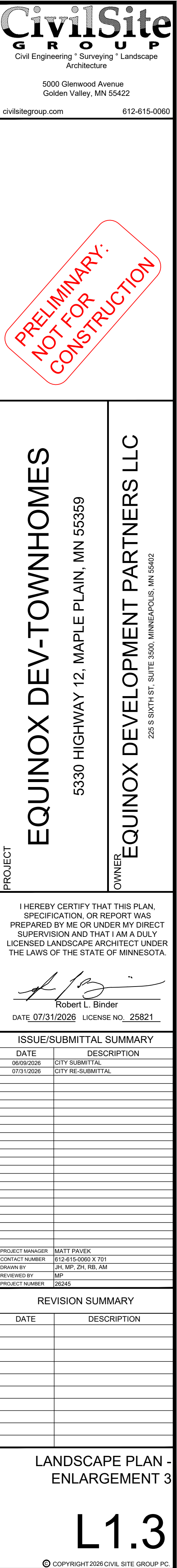
PROJECT MANAGER	MATT PAVEK
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REVIEWED BY	MP
PROJECT NUMBER	26245

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ENLARGEMENT 2

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07/31/2026	CITY RE-SUBMITTAL

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SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AN	5	Northwood Red Maple / <i>Acer rubrum</i> 'Northwood'	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	AB2	5	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffsred' TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	RB	1	River Birch / <i>Betula nigra</i>	2.5" Cal. B&B	NATIVE	N
	BV	11	Prairie Dream Paper Birch / <i>Betula papyrifera</i> 'Varen' TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	CP	9	Prairie Sentinel Hackberry / <i>Celtis occidentalis</i> 'JFS-KSU1' TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	GD	13	Street Keeper Honey Locust / <i>Gleditsia triacanthos</i> 'Draves' TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	SH2	4	Skyline Thornless Honey Locust / <i>Gleditsia triacanthos inermis</i> 'Skycote' TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	8	Espresso Kentucky Coffeetree / <i>Gymnocladus dioica</i> 'Espresso'	2.5" Cal. B&B	NATIVE CULTIVAR	N
	PT	10	Quaking Aspen / <i>Populus tremuloides</i>	2.5" Cal. B&B	NATIVE	N
	PK	2	Golden Larch / <i>Pseudolarix kaempferi</i> 'Gold'	2.5" Cal. B&B	NOT NATIVE	
	QB	12	Swamp White Oak / <i>Quercus bicolor</i>	2.5" Cal. B&B	NATIVE	Y
	BL	9	Boulevard Linden / <i>Tilia americana</i> 'Boulevard'	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		89	SUBTOTAL:			
EVERGREEN TREES						
	JE	12	Eastern Red Cedar / <i>Juniperus virginiana</i>	6' B&B	NATIVE	
	PD	7	Black Hills Spruce / <i>Picea glauca</i> 'Densata'	6' B&B	NATIVE CULTIVAR	
	PO	4	Serbian Spruce / <i>Picea obovata</i>	6' B&B		
		23	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	2	Autumn Brilliance Serviceberry / <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	1.5" Cal. B&B	NATIVE	Y
	CV3	5	White Fringetree / <i>Chionanthus virginicus</i>	1.5" Cal. B&B	NOT NATIVE	Y

PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL SHAPE FOR SPECIES)

PLANT TOP OF ROOTBALL 1-2" ABOVE SURROUNDING GRADE

ROCK OR ORGANIC MULCH. SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT TRUNK

EXISTING GRADE

ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO ENSURE PROPER BACKFILL-TO-ROOT CONTACT

SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED

BACKFILL AS PER SPECIFICATION

DO NOT EXCAVATE BELOW ROOTBALL.

RULE OF THUMB - MODIFY EXCAVATION BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL LANDSCAPE ELEMENT

THREE TIMES WIDTH

Diagram illustrating the construction of a tree pit excavation, showing the tree, stakes, wire, and the pit structure.

- PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL TREE SHAPE)
- THREE 2"x4"x8" WOODEN STAKES, STAINED BROWN WITH TWO STRANDS OF WIRE TWISTED TOGETHER. STAKES SHALL BE PLACED AT 120° TO ONE ANOTHER. WIRE SHALL BE THREADED THROUGH/ON TOP STRAPPING WITH GROMMETS. ALTERNATE STABILIZING METHODS MAY BE PROPOSED BY CONTRACTOR.
- TRUNK FLARE JUNCTION: PLANT TREE 1"-2" ABOVE EXISTING BOTTOM
- COMPACT BOTTOM OF PIT, TYP.
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. IF NON-BIODEGRADABLE, REMOVE COMPLETELY
- BACKFILL AS SPECIFIED
- MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ROCK OR ORGANIC MULCH SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT TRUNK
- EXISTING GRADE
- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED
- RULE OF THUMB - MODIFY EXCAVATION BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT PLACEMENT
- THREE TIMES WIDTH



Know what's below.
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L1.5

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SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	As	1	Standing Ovation TM Serviceberry / Amelanchier alnifolia 'Obelisk'	#5 CONT	NATIVE CULTIVAR	Y
	Ca2	153	Arctic Fire Dogwood / Cornus sericea 'Arctic Fire'	#5 CONT	NATIVE CULTIVAR	Y
	Ff	48	Gold Cluster Forsythia / Forsythia x intermedia 'Courtaneur' TM	#2 CONT	NOT NATIVE	Y
	Ha	41	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	#5 CONT	NOT NATIVE	Y
	Sgj	128	Sea Green Juniper / Juniperus chinensis 'Sea Green'	#5 CONT	NOT NATIVE	N
	Jm2	43	Medora Juniper / Juniperus scopulorum 'Medora'	#5 CONT	NOT NATIVE	N
	Ldn	17	Little Devil Ninebark / Physocarpus opulifolius 'Donna May' TM	#5 CONT	NATIVE CULTIVAR	Y
	Rg	12	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	#5 CONT	NATIVE	Y
	Tt	7	Taunton's Yew / Taxus x media 'Tauntonii'	#5 CONT	NOT NATIVE	N
		450	SUBTOTAL:			
GRASSES						
	Bc	350	Side Oats Grama / Bouteloua curtipendula	#1 CONT	NATIVE	Y
	Ck	222	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT	NOT NATIVE	N
	Cc	99	Blue Zinger Sedge / Carex glauca 'Blue Zinger'	#1 CONT	NOT NATIVE	N
	Fe	60	Elijah Blue Fescue / Festuca glauca 'Elijah Blue'	#1 CONT	NOT NATIVE	N
	Ha2	168	All Gold Japanese Forest Grass / Hakonechloa macra 'All Gold'	#1 CONT	NOT NATIVE	N
	Ss	244	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium 'Standing Ovation'	#1 CONT	NATIVE CULTIVAR	Y
	Sa	109	Autumn Moor Grass / Sesleria autumnalis	#1 CONT	NOT NATIVE	Y
	Sh	472	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NATIVE	Y
		1,724	SUBTOTAL:			
PERENNIALS						
	Ep3	8	Dwarf Joe Pye Weed / Eupatorium purpureum 'Baby Joe'	#1 CONT	NATIVE	Y
	Pl	62	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire'	#1 CONT	NOT NATIVE	Y
		70	SUBTOTAL:			

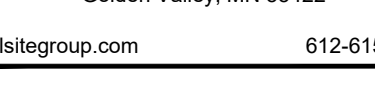
LANDSCAPE CALS:

LANDSCAPE CODE REQUIREMENTS			
IN ALL ZONING DISTRICTS THE LOT AREA REMAINING AFTER PROVIDING FOR PARKING, DRIVEWAYS, LOADING SIDEWALKS, OR OTHER REQUIREMENTS SHALL BE PLANTED AND MAINTAINED IN GRASS, SODDING, SHRUBS, OR OTHER ACCEPTABLE VARIATION OF LANDSCAPING TECHNIQUES.			
TREE PRESERVATION CODE REPLICATE TREE CALS			
REPLACE 25% OF TOTAL DIAMETER INCHES OF ALL SIGNIFICANT TREES LOST			
REPLACE 25% OF TOTAL DIAMETER INCHES OF ALL OTHER TREES LOST			
SIGNIFICANT TREES MUST BE HEALTHY AND INCLUDE ONE OF THE FOLLOWING:			
ALL HARDWOOD DECIDUOUS TREES	=	MEASURING MINIMUM 6" INCHES IN DIAMETER	
ALL OTHER DECIDUOUS (COMMON) TREES	=	MEASURING MINIMUM 12" INCHES IN DIAMETER	
ALL EVERGREEN TREES	=	MEASURING MINIMUM HEIGHT OF 12 FT (6" IN DIA.)	
ALL ORNAMENTAL TREES	=	MEASURING MINIMUM 6" INCHES IN DIAMETER	
ALL OTHER TREES INCLUDE THE FOLLOWING:			
ALL HARDWOOD DECIDUOUS TREES	=	MEASURING BETWEEN 4.6" INCHES IN DIAMETER	
ALL OTHER DECIDUOUS (COMMON) TREES	=	MEASURING BETWEEN 10-12" INCHES IN DIAMETER	
ALL EVERGREEN TREES	=	MEASURING LESS THAN 12 FT IN HEIGHT (4.6" IN DIA.)	
ALL ORNAMENTAL TREES	=	MEASURING BETWEEN 4.6" INCHES IN DIAMETER	
TREE REPLACEMENT CALCULATIONS:			
TOTAL SIGNIFICANT TREES DIAMETER REMOVED INCHES	=	358	50% OF DIAMETER INCHES REPLACED REQUIRED = 179
TOTAL OTHER TREES DIAMETER REMOVED INCHES	=	45	25% OF DIAMETER INCHES REPLACED REQUIRED = 11
REQ. SIGNIFICANT TREES TO REPLACE	=	179	DIVIDE 2.5 = 72
REQ. OTHER TREES TO REPLACE	=	11	DIVIDE 2.5 = 5
MULCH TOPON TREES NOT ADDED TO COUNT			

PROVIDED LANDSCAPE CALS		
OVERSTORY TREES	=	89
EVERGREEN TREES	=	23
ORNAMENTAL TREES	=	9
GRAND TOTAL OF TREES		121
SHRUBS	=	450
GRASSES	=	1,724
PERENNIALS	=	70

**WEST BUFFER TREE REPLACEMENT
23 EXISTING TREES REMOVED
20 PROPOSED EVERGREEN
21 PROPOSED DECIDUOUS
41 TOTAL PROPOSED TREES

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL. SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

 Civil Engineering * Surveying * Landscape Architecture 5000 Glenwood Avenue Golden Valley, MN 55422 civilsitegroup.com 612-615-0060	
PRELIMINARY: NOT FOR CONSTRUCTION	
PROJECT	EQUINOX DEV-TOWNHOMES 5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER	EQUINOX DEVELOPMENT PARTNERS LLC 225 S SIXTH ST., SUITE 3500, MINNEAPOLIS, MN 55402
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.	


Robert L. Binder
DATE 07/31/2026 LICENSE NO. 25821

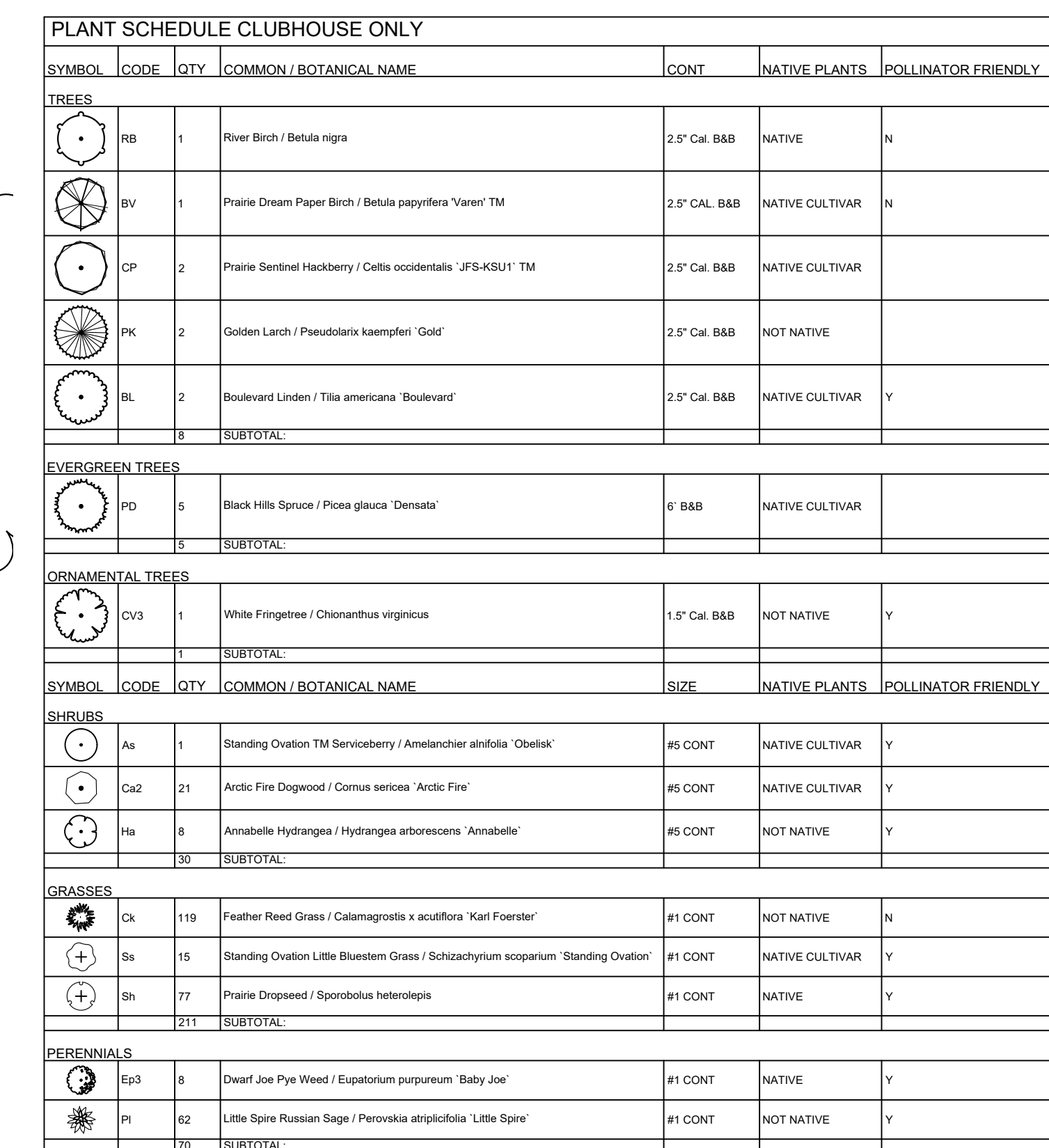
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

[illegible]LANDSCAPE PLAN
NOTES & DETAILS

L1.5



**PRELIMINARY:
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CONSTRUCTION**

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC

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DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

[illegible]

CLUBHOUSE ENLARGEMENT

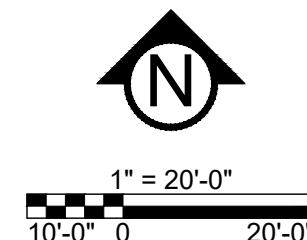
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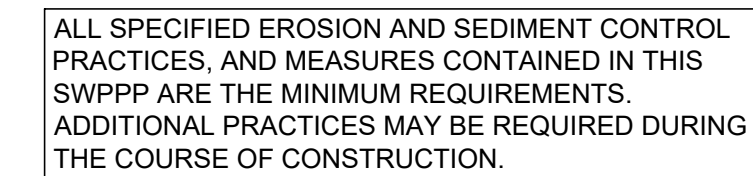
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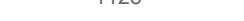
SEE SHEET L1.0 FOR LANDSCAPE
NOTES & LEGEND



Know what's below.
Call before you dig.





	EX. 1' CONTOUR ELEVATION INTERVAL DRAINAGE ARROW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE

**PRELIMINARY:
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CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

[illegible]SWPPP - EXISTING
CONDITIONS - SOUTH

SW1.1

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CONTRACTOR TO PROVIDE
INLET PROTECTION AT ALL
DOWNSTREAM CATCH
BASINS.

CONSTRUCTION
ENTRANCE

INLET PROTECTION AT EXISTING
CATCH BASINS TO REMAIN, TYP.

CONSTRUCTION
LIMITS

PERIMETER EROSION CONTROL
AT CONSTRUCTION LIMITS, TYP.

INLET PROTECTION AT
PROPOSED CATCH
BASINS, TYP.

PLACE EROSION CONTROL BLANKET ON
ALL SLOPES 4:1 OR STEEPER, TYP.
(MNDOT CATEGORY 30)

MANCHESTER DRIVE

MARSHVIEW

SOUTHERS

CONSTRUCTION
LIMITS

PERIMETER EROSION CONTROL
AT CONSTRUCTION LIMITS, TYP.

INLET PROTECTION AT
PROPOSED CATCH
BASINS, TYP

CONSTRUCTION
LIMITS

SWPPP NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

- RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

PROJECT MAPLE PLAIN EROSION CONTROL PLAN
DATE: 07/31/2026
PROJECT NUMBER: 25245

SWPPP LEGEND:

- | | |
|------------------|--------------------------------------|
| ----- 1125 ----- | EX. 1' CONTOUR ELEVATION INTERVAL |
| ----- 1137 ----- | 1.0' CONTOUR ELEVATION INTERVAL |
| → | DRAINAGE ARROW |
| ----- | SILT FENCE / BIOROLL - GRADING LIMIT |
| □ | INLET PROTECTION |
| ▨ | STABILIZED CONSTRUCTION ENTRANCE |
| ▨ | EROSION CONTROL BLANKET |



Know what's below.
Call before you dig.



1" = 40'-0"
20'-0" 0 40'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavlek
DATE: 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612.281.5555 X. 701
DRAWN BY	JH, MP, ZH, RS, AM
REVIEWED BY	MP
PROJECT NUMBER	25245

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED
CONDITIONS - SOUTH

SW1.2

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavak
Matthew R. Pavak
DATE: 07/31/2026 LICENSE NO. 44263

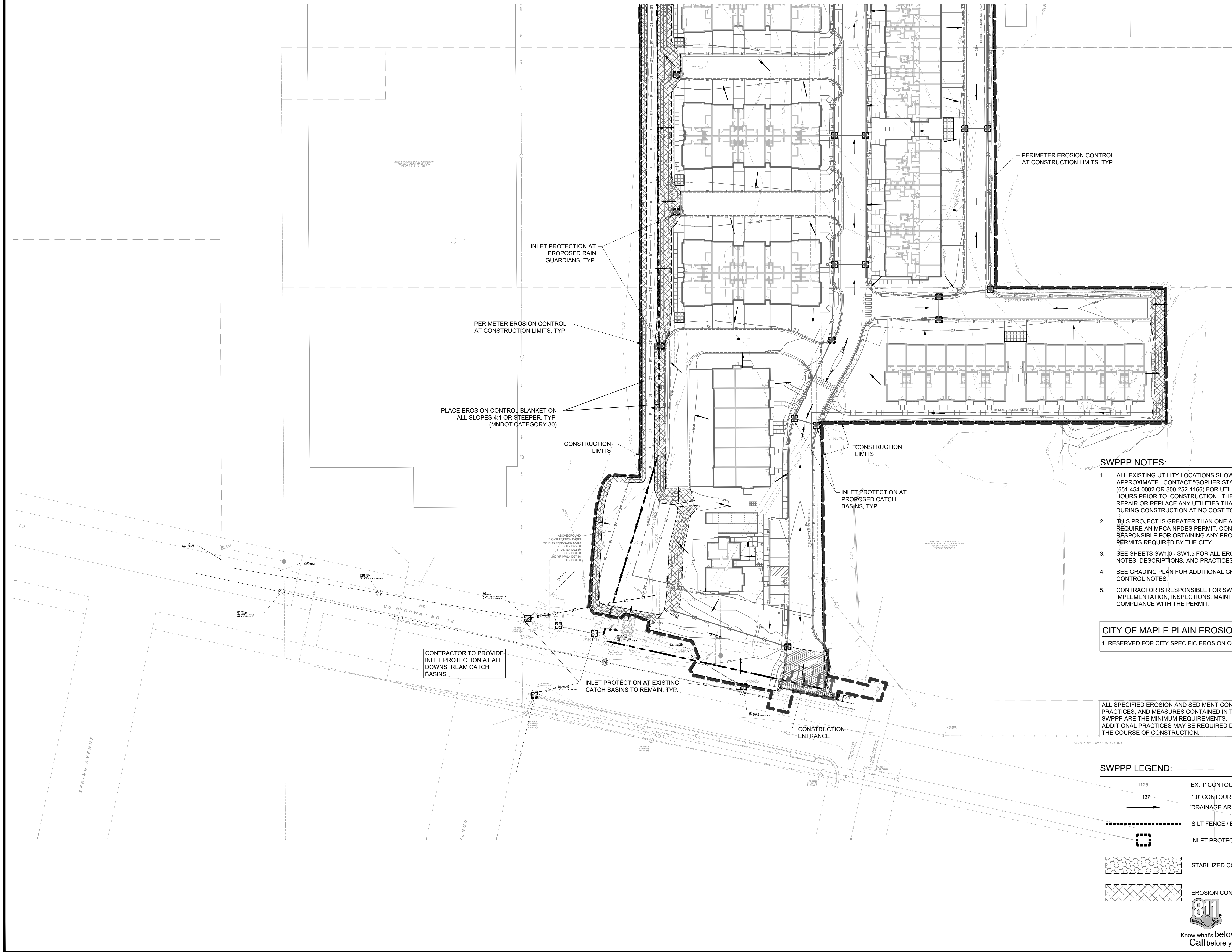
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVAK
CONTACT NUMBER	612.615.0060 X. 201
DRAWN BY	JH MP, ZH RS, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED
CONDITIONS - SOUTH

SW1.3
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SWPPP NOTES:

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- THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

- RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

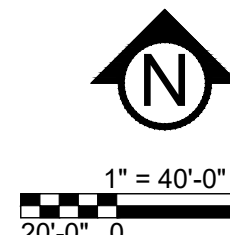
ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

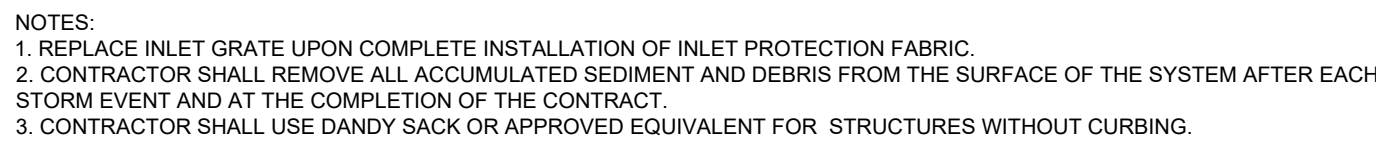
SWPPP LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET



Know what's below.
Call before you dig.

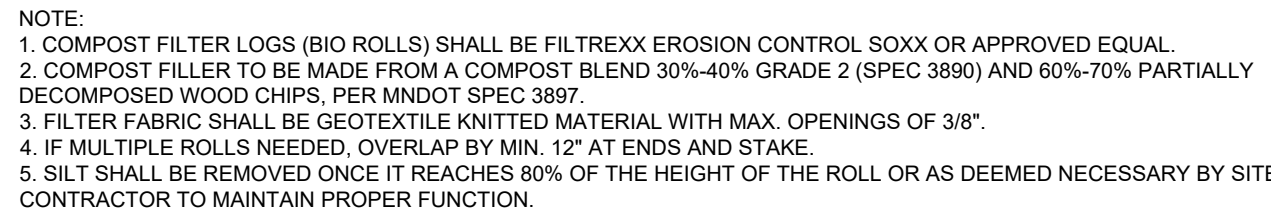




NTS



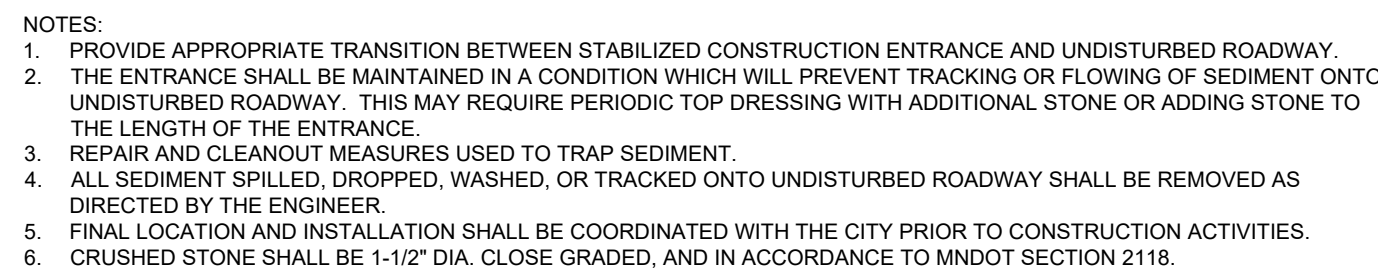
2 NTS



NOTE:

1. COMPOST FILTER LOGS (BIG ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

3 NTS



5 NTS



EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

QUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

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LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.


Matthew R. Pavlek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

[illegible]

SWPPP - DETAILS

SW1.4

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2016 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALLED STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CBS
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPs AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PROJECT HAS BEEN INITIATED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
 - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
 - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST NOT ATTEMPT TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPs IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE, STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONSTRUCTION OF THE TEMPORARY OR PERMANENT DITCH OR SWALE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO RILLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPs ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPs DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/PREZON) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE PROJECT SITE.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ADJACENT TO REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS, IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCHDITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (E.G., 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION, SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND REESTABLISH THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE, OR
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT, OR
 - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS; AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND

- i. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
- g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED, INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE WASTE IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SLOPE.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP). FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT SILT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES

- 3:1 (HORIZ:VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 1/3/2025
EXPIRATION: 5/31/2028

OWNER INFORMATION

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500
MINNEAPOLIS, MN 55402
KATELYN MURRAY
KMURRAY@EQUINOXDEVELOPMENT.COM

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS		EXISTING CONDITION		PROPOSED CONDITION	
IMPERVIOUS SURFACES					
BUILDING COVERAGE		1,057 SF	0.4%	73,984 SF	27.7%
PAVEMENT		8,557 SF	3.2%	123,243 SF	46.1%
	TOTAL	9,614 SF	3.6%	197,227 SF	73.8%
PERVIOUS SURFACES					
	TOTAL	257,670 SF	96.4%	70,057 SF	26.2%
	TOTAL SITE AREA	267,284 SF	100.0%	267,284 SF	100.0%
DIFFERENCE (EX. VS PROP.)		187,613 SF	70.2%		
DISTURBED AREA		341,548 SF	7.8 AC		

EROSION CONTROL QUANTITIES	
DISTURBED AREA	341,548 SF
SILT FENCE/BIO-ROLL	4,500 LF
EROSION CONTROL BLANKET	48,000 SF
INLET PROTECTION DEVICES	36 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR: SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D. STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING SINGLE FAMILY HOME INTO MULTIFAMILY TOWN HOME DEVELOPMENT. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS PROVIDED AS PART OF THE PROJECTS PERMANENT STORM WATER MANAGEMENT SYSTEM.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO LAKE INDEPENDENCE - LAKE INDEPENDENCE IS IDENTIFIED AS AN IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. LAKE INDEPENDENCE IS IMPAIRED FOR NUTRIENT EUTROPHICATION BIOLOGICAL INDICATORS. BECAUSE THIS WATER BODY IS LOCATED WITHIN ONE MILE OF THE SITE, BMPs AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
 - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

- PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
 - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
 - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
 - MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

CivilSite

Civil Engineering * Surveying * Landscape Architecture

5000

PROJECT LOCATION			
ADDRESS	5370 HWY 12	CITY/TOWNSHIP	MAPLE PLAIN
STATE	MN	COUNTY	HENNEPIN
ZIP CODE	55359	PROJECT SIZE	7.8 ACRES
LATITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.00893774884752, -93.65914388249533	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.2	
PROPOSED		4.5	
DIFFERENCE		4.3	
ESTIMATED CONSTRUCTION TIMELINE			
START	JUNE 2027	END	NOVEMBER 2029
CONSTRUCTION ACTIVITY		TOWN HOME DEVELOPMENT	
SOIL TYPES			

MAP UNIT SYMBOL	MAP UNIT NAME
L23A	CORDOVA LOAM, 0 TO 2 PERCENT SLOPES
L40B	ANGUS-KILKENNY COMPLEX, 2 TO 6 PERCENT SLOPES

	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	27-0176-00	INDEPENDENCE LAKE	LAKE	N	Y
2					
3					
4					

1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL BMPs. (5.0)

2. THE PROJECT IS PROTECTED BY TWO (2) MAIN BMPs, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMPs SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED. 2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (5.7).

SEE PAGE SWP 5

3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.

- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT).
- WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT?
NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060?
N/A

- IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A

7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML

- IF NO, SKIP TO TRAINING
- DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY?
- YES

- B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.

- IF THE SWPPP IS DISCHARGED FROM WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER BELONGS TO THE IMPAIRED WATER TO ONE OF THE SPECIFIC BIFMS FOR COUNTRYSIDE RAINFALL IDENTIFIED IN THE TIDE, THE ADDITIONAL BIFMS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BIFMS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.

- | | |
|--|-----|
| 8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES | N/A |
|--|-----|

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE?

- IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD

INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.

CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

- IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)
- IF IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

- FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM
- N/A

DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:

1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
2. DESCRIBE METHODS TO TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.).
3. DESCRIBE METHODS OF DISCHARGE VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.).
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE).
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.).
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS).
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN 24 HOURS AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS HORIZONTAL SLOPE GRADING, SLOPE DRAINAGE/ERRANGING, ETC.).
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPs FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS.
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPs TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS.

DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPs TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS

1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED. TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
YES
- IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
PROPOSED FILTRATION BASINS WILL SERVE AS TEMPORARY SEDIMENTS BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATIONS BASINS.

1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?

- | | |
|---|--|
| <p>IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.5 OF THE PERMIT):</p> <p>N/A</p> | |
| <p>2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?</p> <p>NO</p> <p>IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.6):</p> <p>N/A</p> | |

1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS?

2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
NO
- IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:

- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION, AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS

1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:

- ALL BUILDING TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E. G. OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045. INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
- ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
- ALL PORTABLE TOILETS AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
- EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
- ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
- ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS.

2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22)
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

SITE NAME: _____
 SITE ADDRESS: _____ PERMIT NUMBER: _____
 CITY: _____ STATE: _____ ZIP CODE: _____

DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM _____ Y _____ N _____

IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)? ☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT: ☐

RAINFALL AMOUNT (IF APPLICABLE): _____ Y N

IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE? ☐ ☐

IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS

EROSION CONTROL REQUIREMENT (SECTION 8.1)

- | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|
| 1. | ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHEN APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) FISH SPAWNING RESTRICTIONS) | ☐ | ☐ | ☐ |
| 2. | HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED? | ☐ | ☐ | ☐ |
| 3. | IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED? | ☐ | ☐ | ☐ |
| 4. | ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, CRUMBLIN, TACKLER, OR SIMILAR BEST MANAGEMENT PRACTICES (BMPs) ARE NOT ACCEPTABLE FOR DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2% ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS? | ☐ | ☐ | ☐ |
| 5. | DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)? | ☐ | ☐ | ☐ |
| 6. | IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP? | ☐ | ☐ | ☐ |
| 7. | ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)? | ☐ | ☐ | ☐ |

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

- | | | | | | |
|-----|---|--|--------------------------|-------------------------------------|-----|
| 1. | ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS? | | ☐ | ☒ | N/A |
| 2. | ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS? | | ☐ | ☒ | |
| 3. | IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION? | | ☐ | ☒ | |
| 3.1 | IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED? | | ☐ | ☒ | |
| 4. | DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE? | | ☐ | ☒ | |
| 5. | IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT? | | ☐ | ☒ | |
| 6. | IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION? | | ☐ | ☒ | |
| 7. | IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE? | | ☐ | ☒ | |
| 8. | IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULATION PLAN IN PLACE? | | ☐ | ☒ | |

MAINTENANCE AND INSPECTIONS (SECTION 14)

- | | Y | N | N/A |
|---|--------------------------|--------------------------|--------------------------|
| 1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER? | ☐ | ☐ | ☐ |
| 2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY. SEDIMENT REMOVED WHEN ONE-HALF FULL? | ☐ | ☐ | ☐ |
| 3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY FUNCTIONING INLET? | ☐ | ☐ | ☐ |
| 4. ARE ALL TEMPORARY SEDIMENT BASINS MAINTAINED AND FUNCTIONING PROPERLY? | ☐ | ☐ | ☐ |
| 5. ARE VEHICLE TRACKING BMPs AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY? | ☐ | ☐ | ☐ |
| 6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS? | ☐ | ☐ | ☐ |
| 7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED? | ☐ | ☐ | ☐ |
| 8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E. SEDIMENT, TURBID WATER, OR OTHERWISE)? | ☐ | ☐ | ☐ |

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

POLLUTION PREVENTION (SECTION 12)

- | | Y | N | N/A |
|--|--------------------------|--------------------------|--------------------------|
| 1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED? | ☐ | ☐ | ☐ |
| 2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED? | ☐ | ☐ | ☐ |
| 3. ARE APPROPRIATE BARS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES? | ☐ | ☐ | ☐ |
| 4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF? | ☐ | ☐ | ☐ |
| 5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED? | ☐ | ☐ | ☐ |
| 6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN? | ☐ | ☐ | ☐ |
| 7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED? | ☐ | ☐ | ☐ |

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION	☐	☐	☐

- | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|
| 1. | IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS? | ☐ | ☐ | ☐ |
| 2. | HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED? | ☐ | ☐ | ☐ |
| 3. | IS ANY DEWATERING OCCURRING ON SITE? | ☐ | ☐ | ☐ |
| | IF YES, WHAT BMPs ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR? | ☐ | ☐ | ☐ |

4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE: ☐ ☐ ☐

- | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|
| 5. | IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION? | ☐ | ☐ | ☐ |
| 6. | DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS: | | | |

- ## 7. PROPOSED AMENDMENTS TO THE SWPPP

- ## 8. POTENTIAL AREAS OF FUTURE CONCERN:

-
9. ADDITIONAL COMMENTS

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS PREVENTION AND SEDIMENT CONTROL BMPs UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3. OF THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C - COMBINED
FACILITY MANAGEMENT SCHEDULE

3. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL GRIT CHAMBERS, SUMP CATCH BASINS, SUMP MANHOLES, OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAR, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).
4. UNDERGROUND STORAGE CHAMBERS MUST BE INSPECTED AT LEAST ONCE A YEAR TO ENSURE THAT ADEQUATE STORAGE CAPACITY REMAINS. CAPACITY WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE STORAGE VOLUME BY 50 PERCENT OF ITS ORIGINAL DESIGN VOLUME. ACCUMULATED DEBRIS AND SEDIMENT WILL BE REMOVED, AND INLET AND OUTLET STRUCTURES WILL BE CLEARED OF ANY FLOW IMPEDIMENTS.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

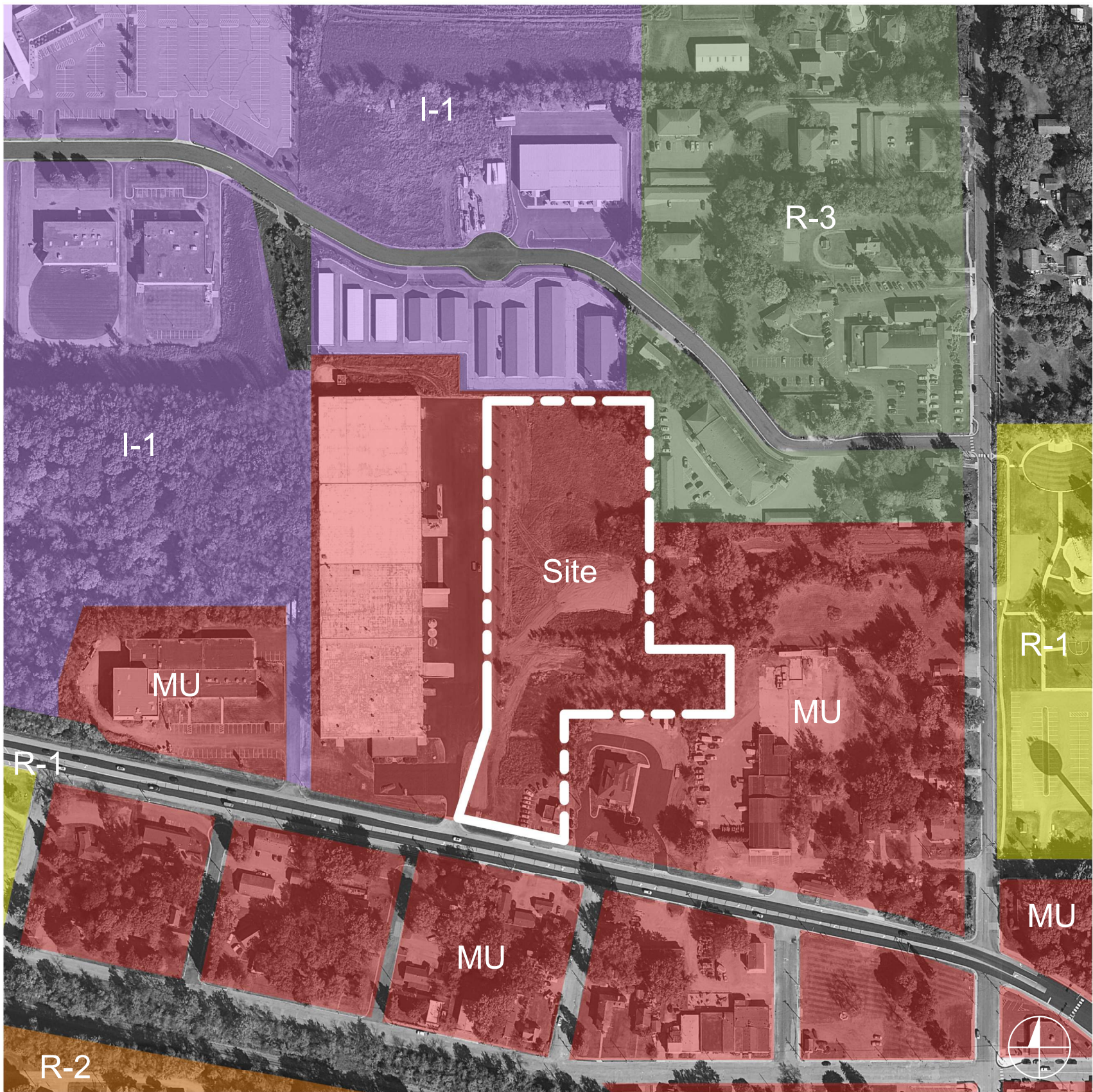
REVISION SUMMARY

[illegible]

SWPPP - ATTACHMENTS

SW1.7

Zoning Analysis



Current Zoning MU-B General Mixed Use

The proposed development is located within the Budd/Highway 12 Mixed-Use District, which is intended to support compact, pedestrian-oriented development that enhances the unique character of the downtown area while contributing to a vibrant community environment. The district also promotes balanced vehicular and pedestrian access and encourages the incorporation of green spaces for recreation and public enjoyment.

2040 Comprehensive Plan Budd Avenue / Highway 12 District

The Budd Avenue District is planned primarily for mixed-use development, and the proposed project will transform land currently characterized by industrial and undeveloped uses into a thoughtfully designed residential neighborhood featuring approximately 14 dwelling units per acre, including townhomes and resident amenities. This density is consistent with the City's 2040 Comprehensive Plan, which identifies a target density range of 5 to 20 units per acre for the site. Supporting the vision for the Budd Avenue/Highway 12 Mixed-Use District (MU-B), the development will provide a compact, walkable neighborhood that contributes to a more vibrant and connected community while remaining compatible with the character of Maple Plain. The proposed 85 residential dwelling units are consistent with the district's permitted uses and will complement surrounding development by creating a transition between the Gateway and Downtown Districts.

Site Information

Address: 5330 US-12
Maple Plan, Minnesota 55359

Site Area: 267,343.82 SF (6.13 acres)

PID: 2411824340020, 2411824340021, 2411824340083

Development Summary:

	Required	Proposed
Zoning District:	MU-B Mixed Use	MU-B Mixed Use or PUD
Zoning Overlay:	Budd Avenue District	Budd Avenue District
Lot Area Minimum:	10,000 SF	267,343.82 SF
Lot Width Minimum:	25 feet	219 feet
Min. Front Yard Setback:	10 feet	10 feet min.
Min. Side Yard Setback:	10 feet (Interior), 20 feet (Corner)	10 feet (Interior), 20 feet (Corner)
Min. Rear Yard Setback:	20 feet	25 feet min.
Min. Highway Setback:	50 feet from the right-of-way	50 feet from the right-of-way
Max. Height:	40 feet/3 stories above grade	36 feet, 9 Inches
Bike Storage:	1 per 20 vehicular stalls (2 min.)	2 bike stalls
Parking:		
- Townhome:	2 stalls per unit (1 Surface 1 Garage)	304 stalls (152 Surface 152 Garage)
- Amenity:	1 stall per 250 SF of space	019 stalls

Existing Conditions



SITE CONTEXT MAP



SOUTH ENTRANCE - FROM HIGHWAY 12

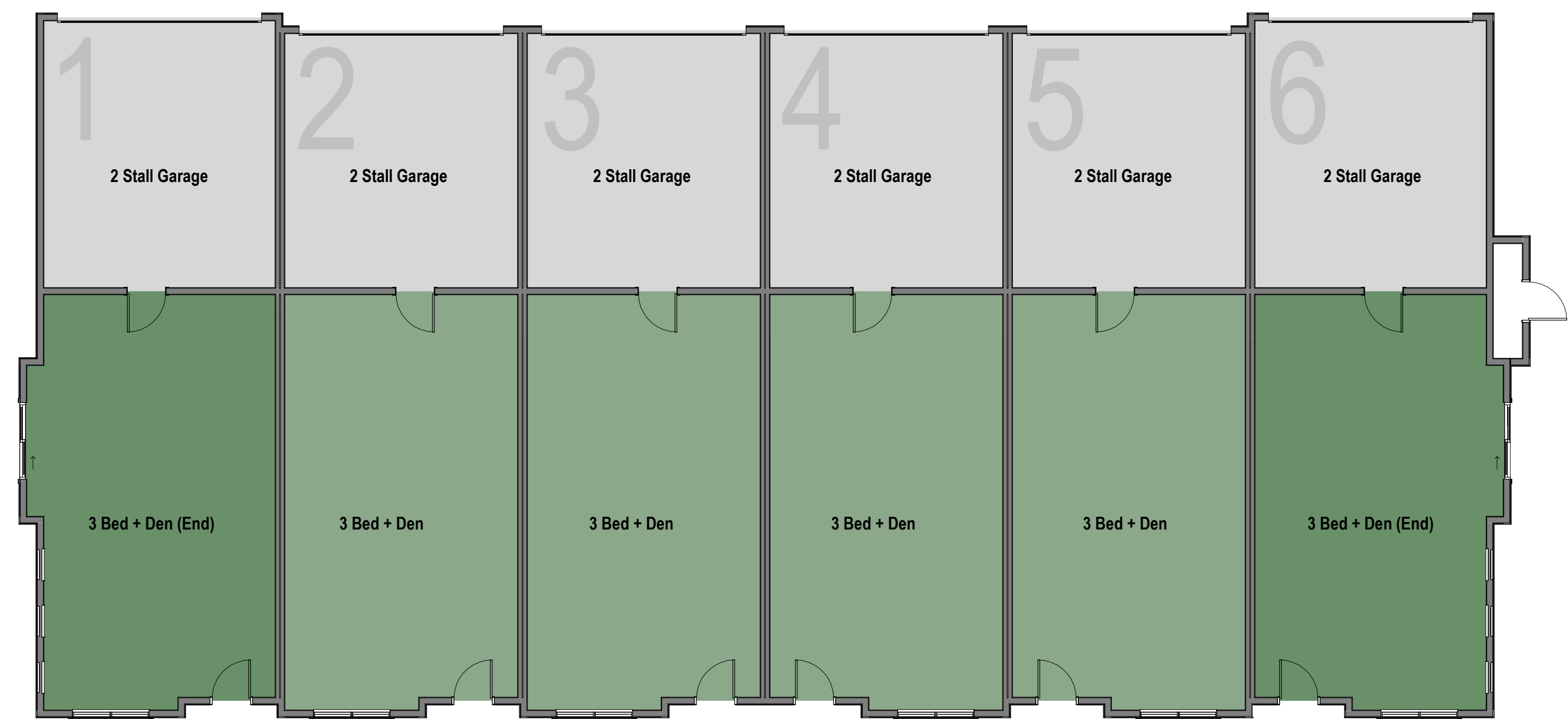


SOUTHWEST CORNER - FROM HIGHWAY 12

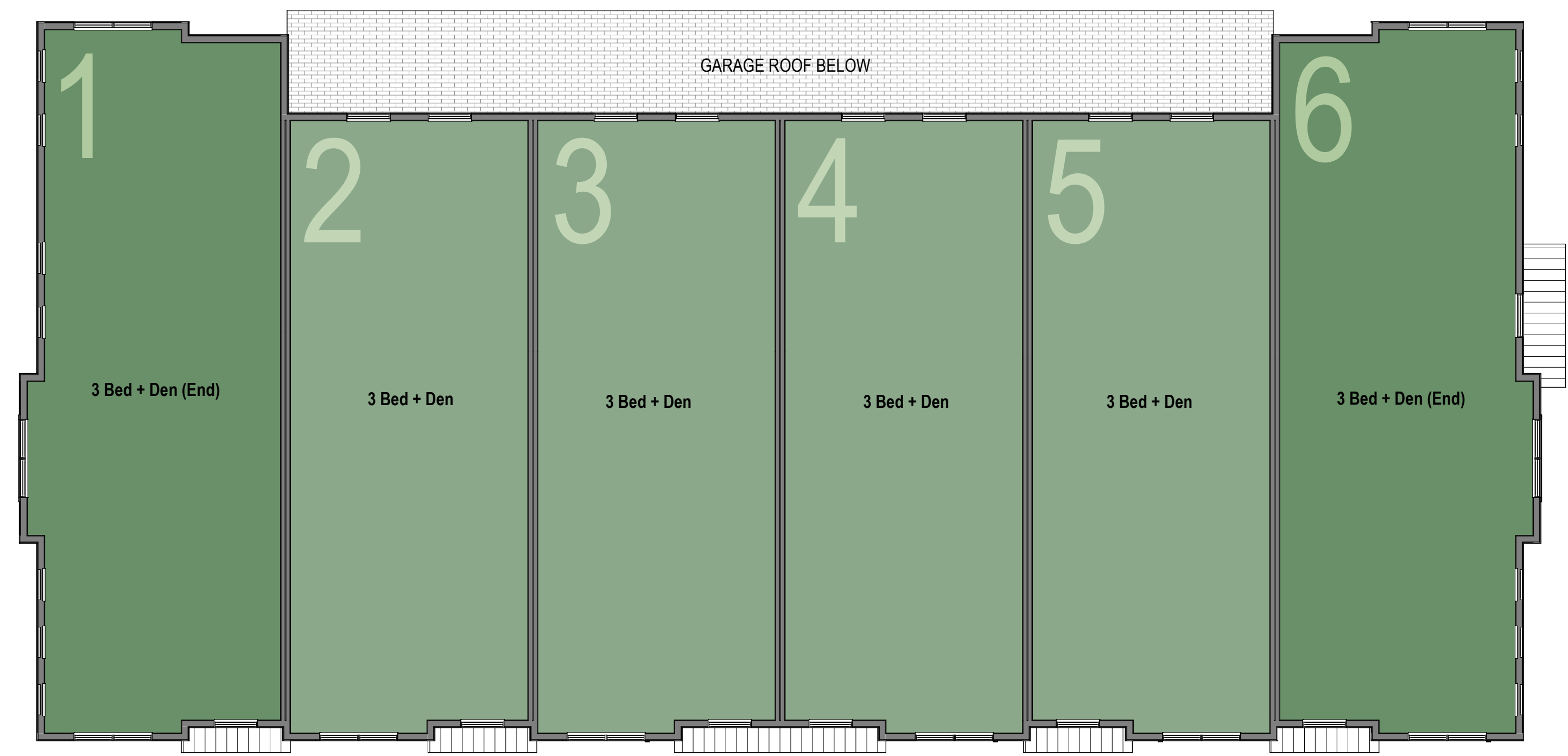
Site Plan



Building A Floor Plans



Building A - First Floor
1/8" = 1'-0"

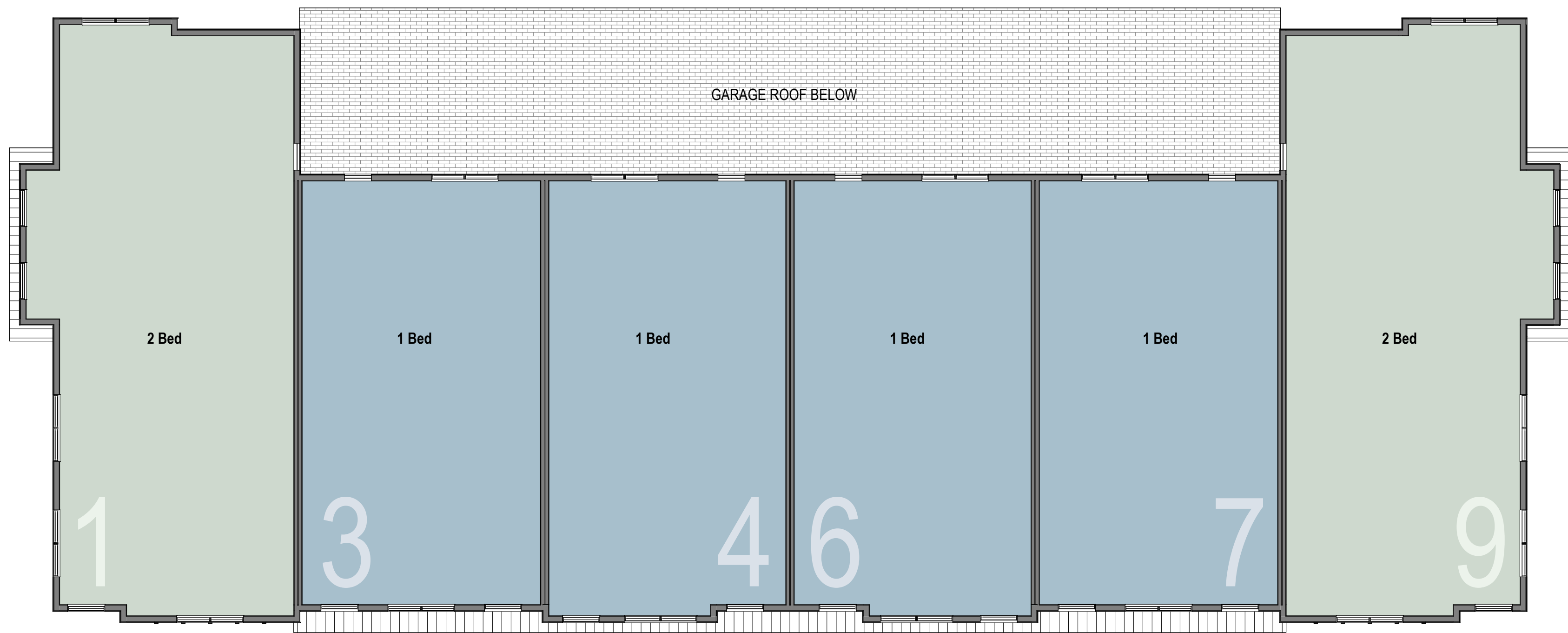


Building A - Second Floor
1/8" = 1'-0"

Building B Floor Plans

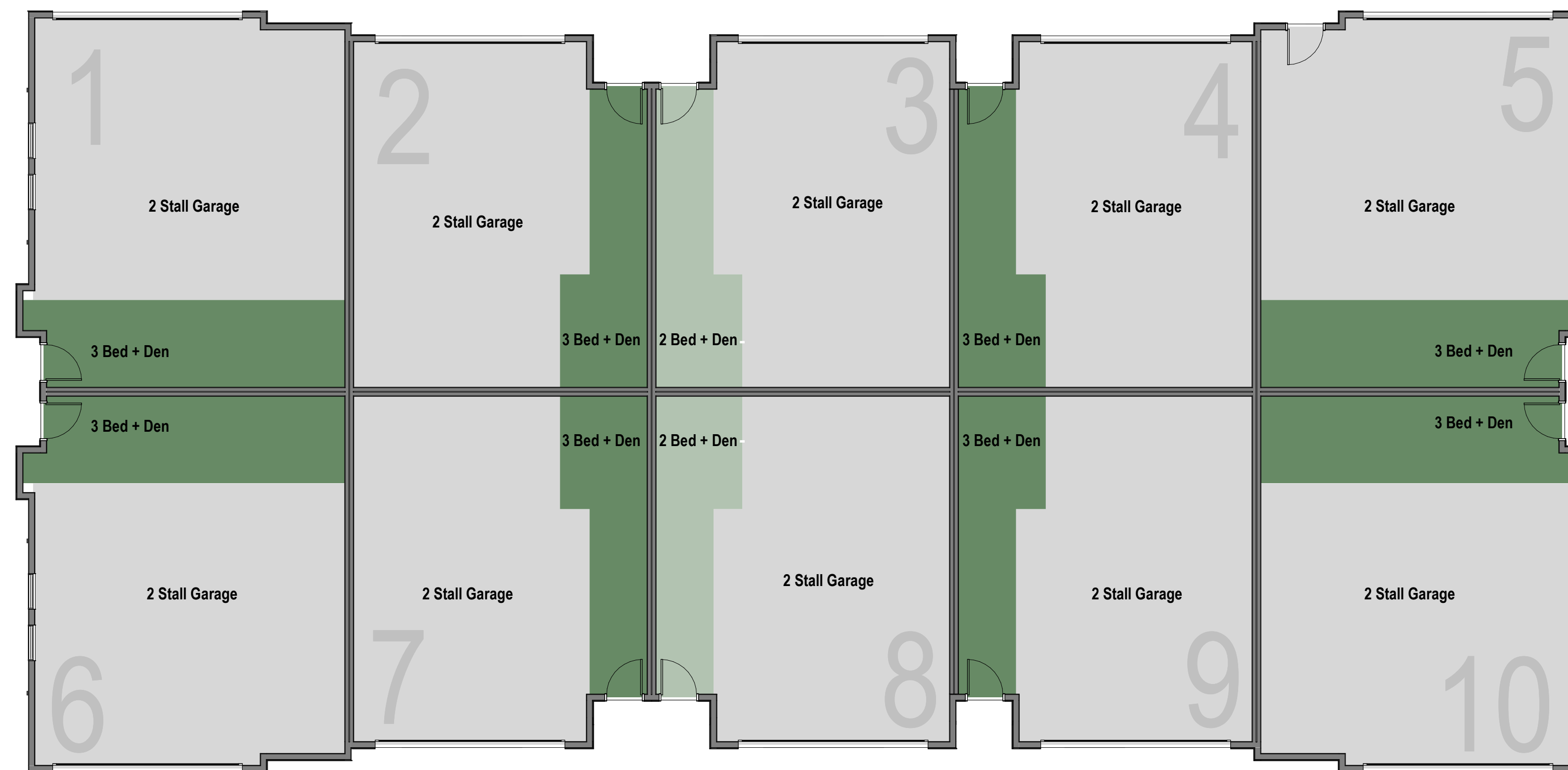


Building B - First Floor
1/8" = 1'-0"



Building B - Second Floor
1/8" = 1'-0"

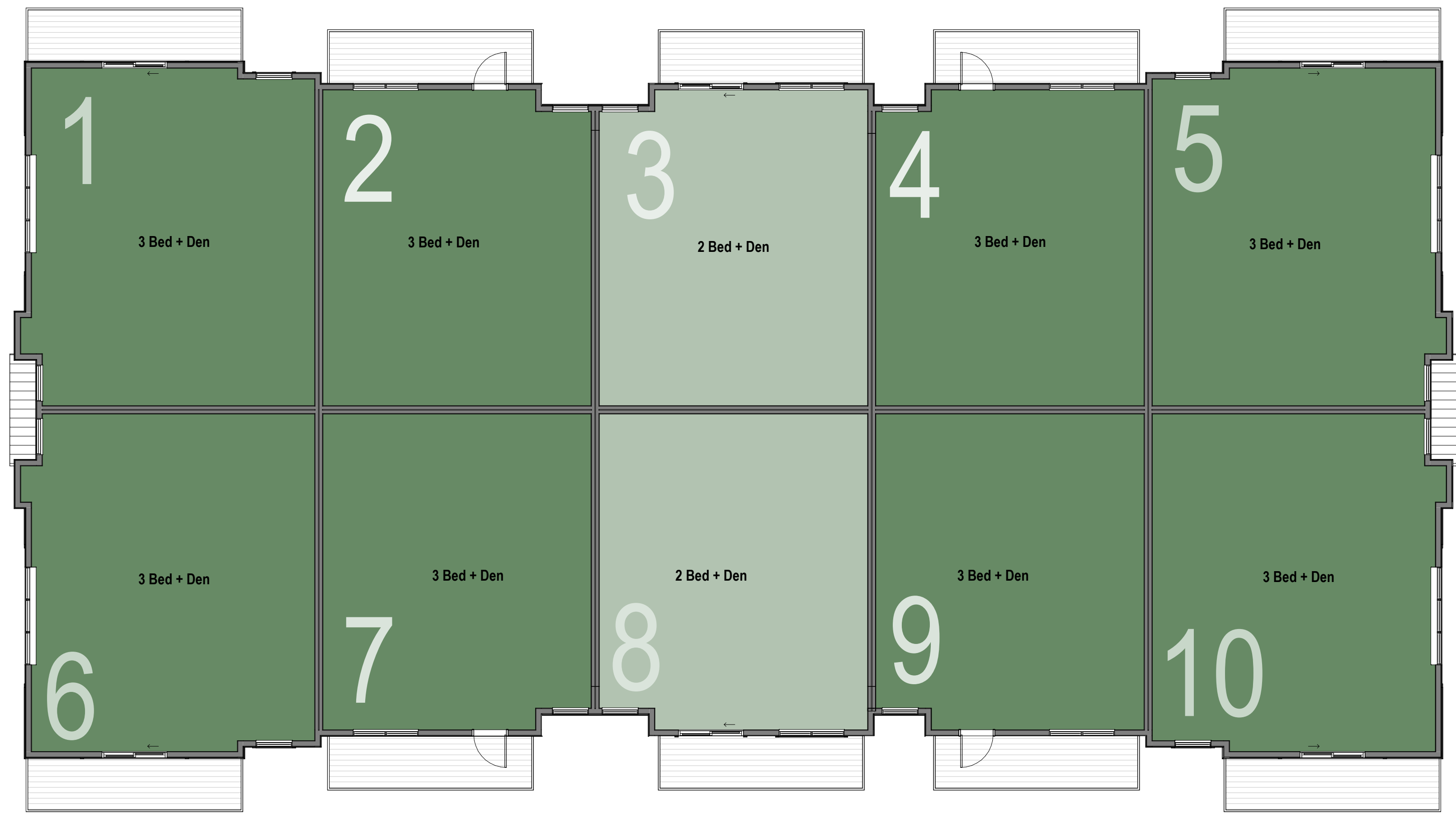
Building C Floor Plans



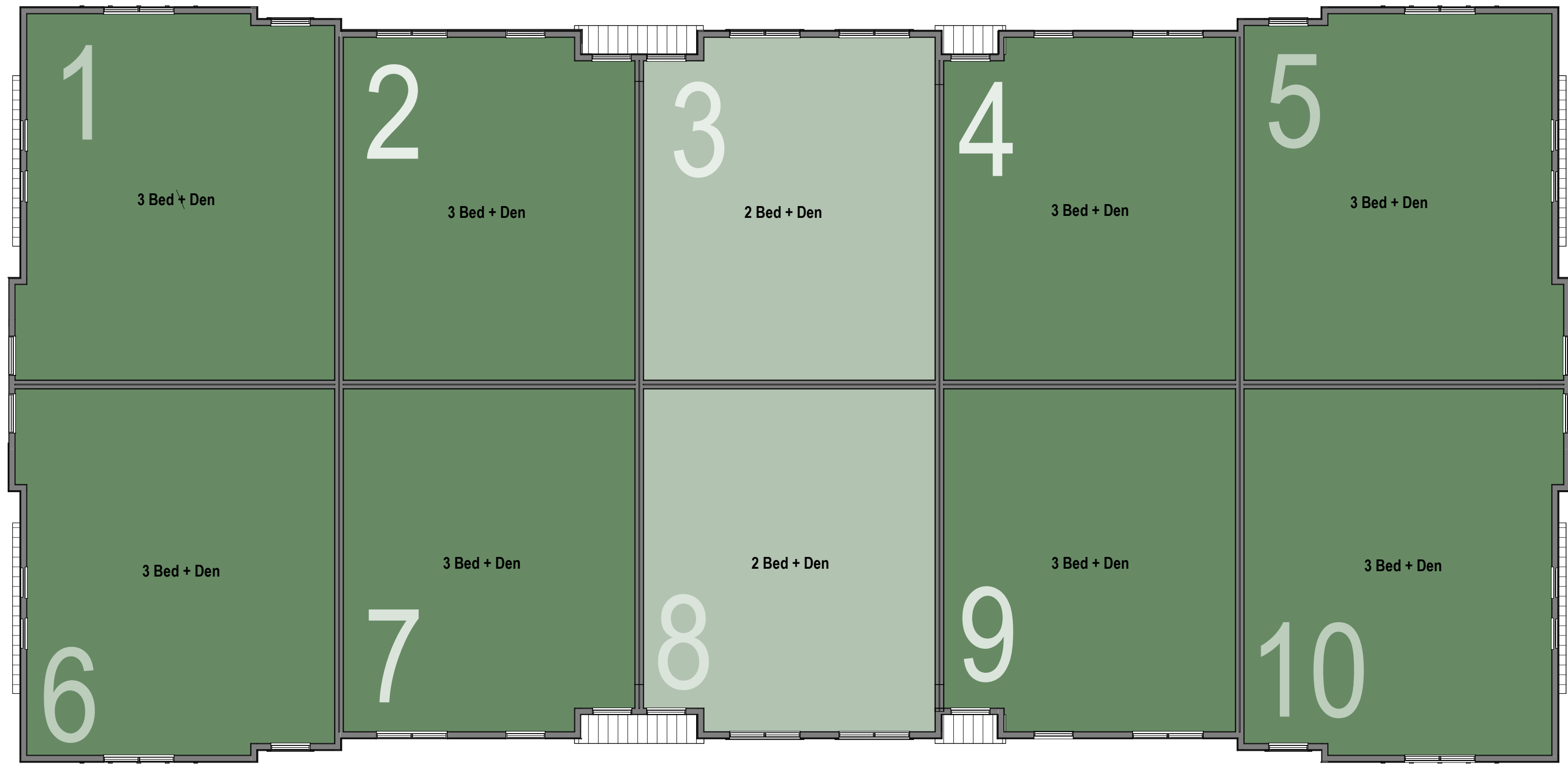
Building C - First Floor

$$\frac{1}{8}'' = 1'-0''$$

Building C Floor Plans

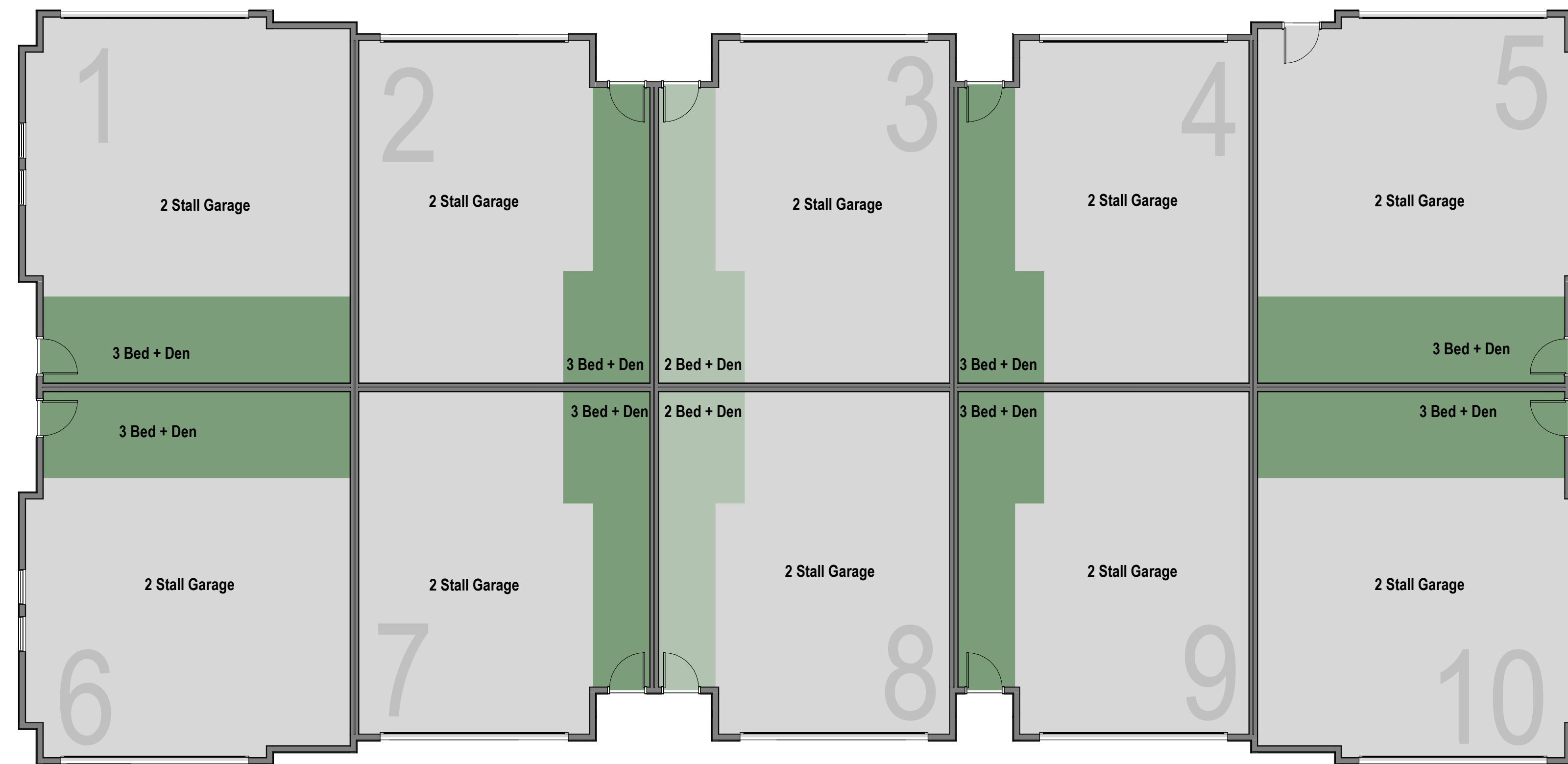


Building C - Second Floor
1/8" = 1'-0"



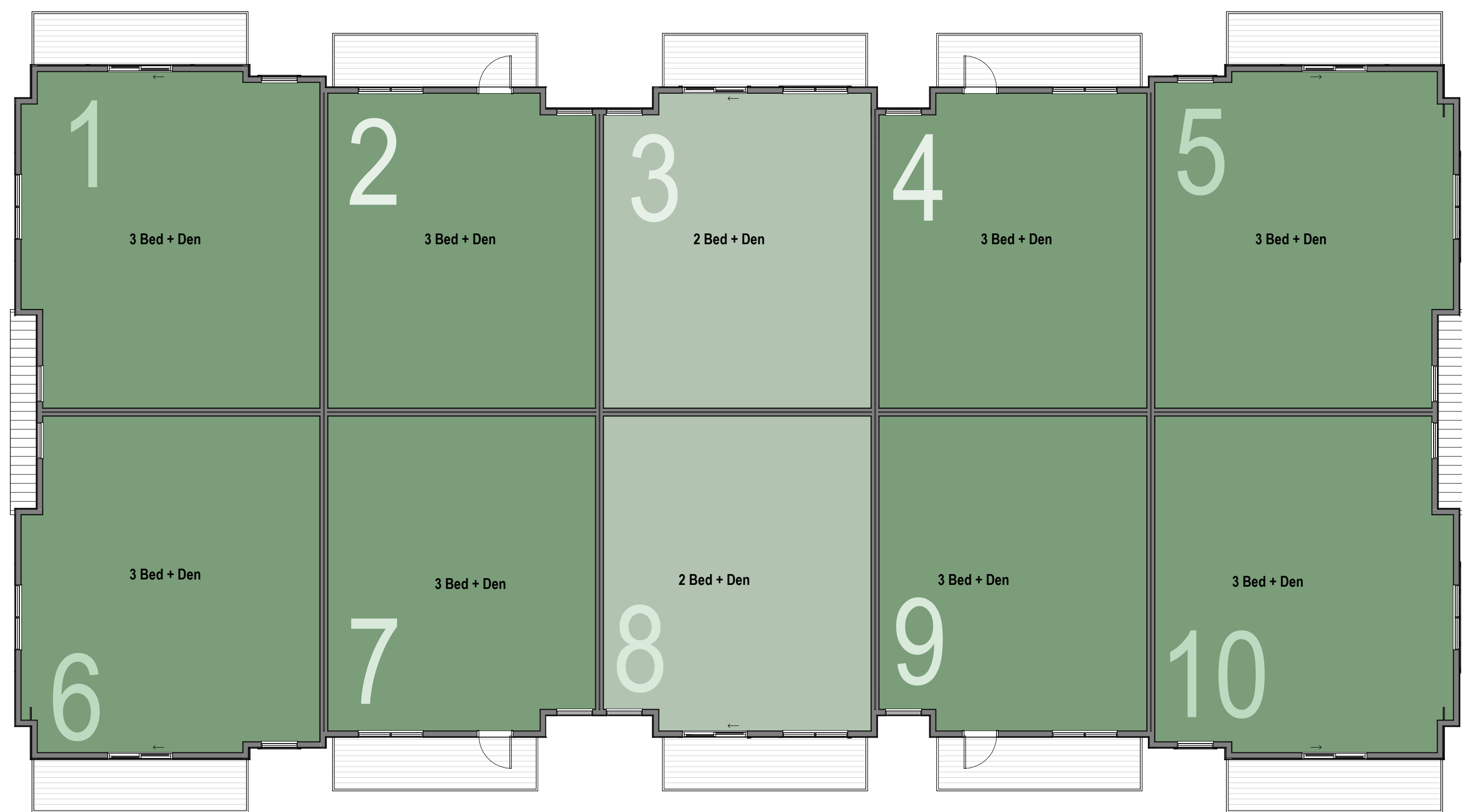
Building C - Third Floor
1/8" = 1'-0"

Building D Floor Plans

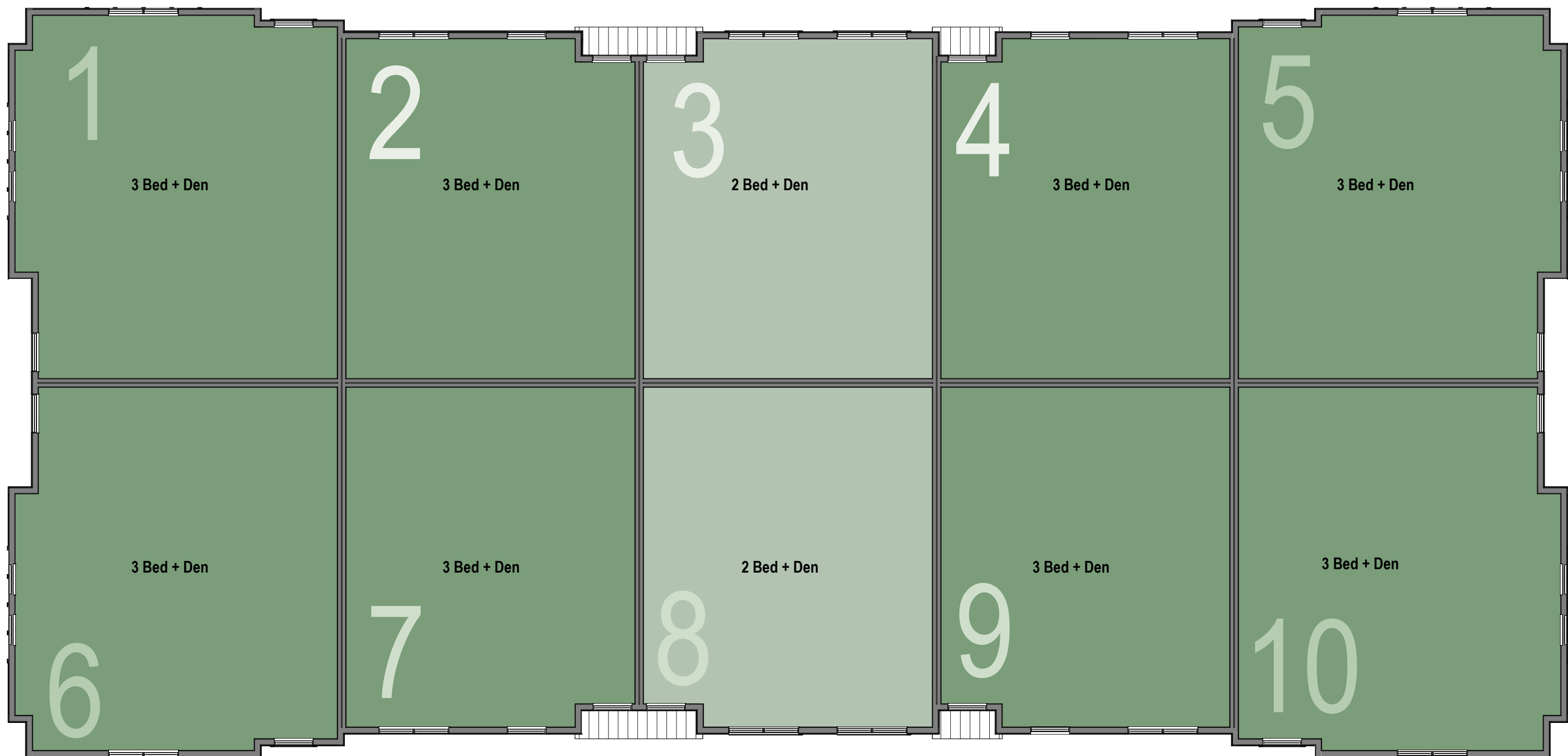


Building D - First Floor
1/8" = 1'-0"

Building D Floor Plans



Building D - Second Floor
1/8" = 1'-0"



Building D - Third Floor
1/8" = 1'-0"

Office/Amenity Floor Plan

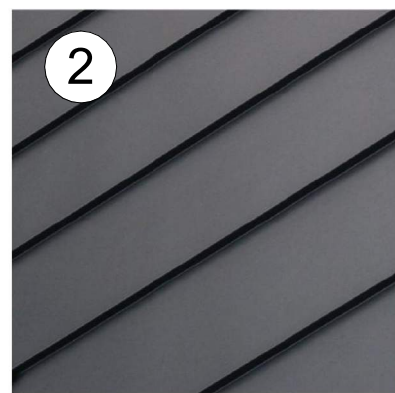


Office/Amenity - First Floor
1/4" = 1'-0"

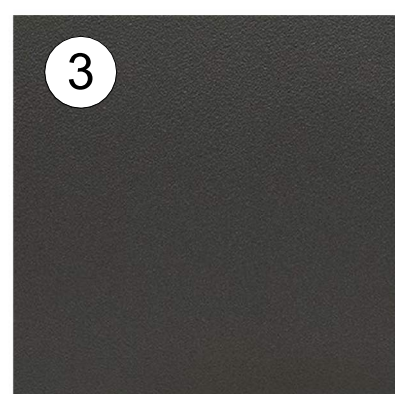
Exterior Materials



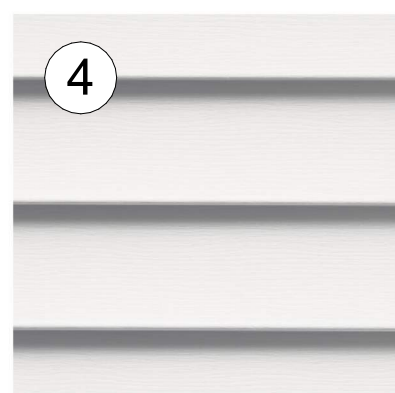
Asphalt Shingles



Standing Seam Metal Roof



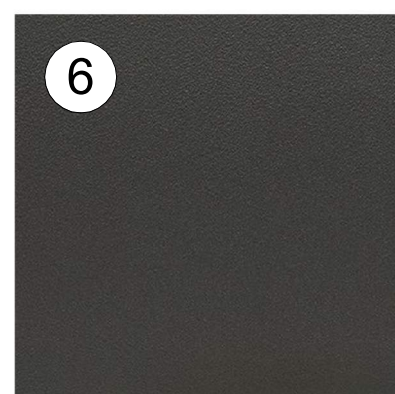
Vinyl Fascia and Trim



Horizontal Vinyl Siding



Vertical Vinyl Siding



Fiber Cement Board Hardie Panels



Aluminum Railing and Composite Decks

* Material colors to be determined



Office/Amenity
1/8" = 1'-0"



Building A
1/8" = 1'-0"



Building B
1/8" = 1'-0"



Building C and D
1/8" = 1'-0"

Building A Elevations



Front Elevation
1/8" = 1'-0"



Side Elevation - 1
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



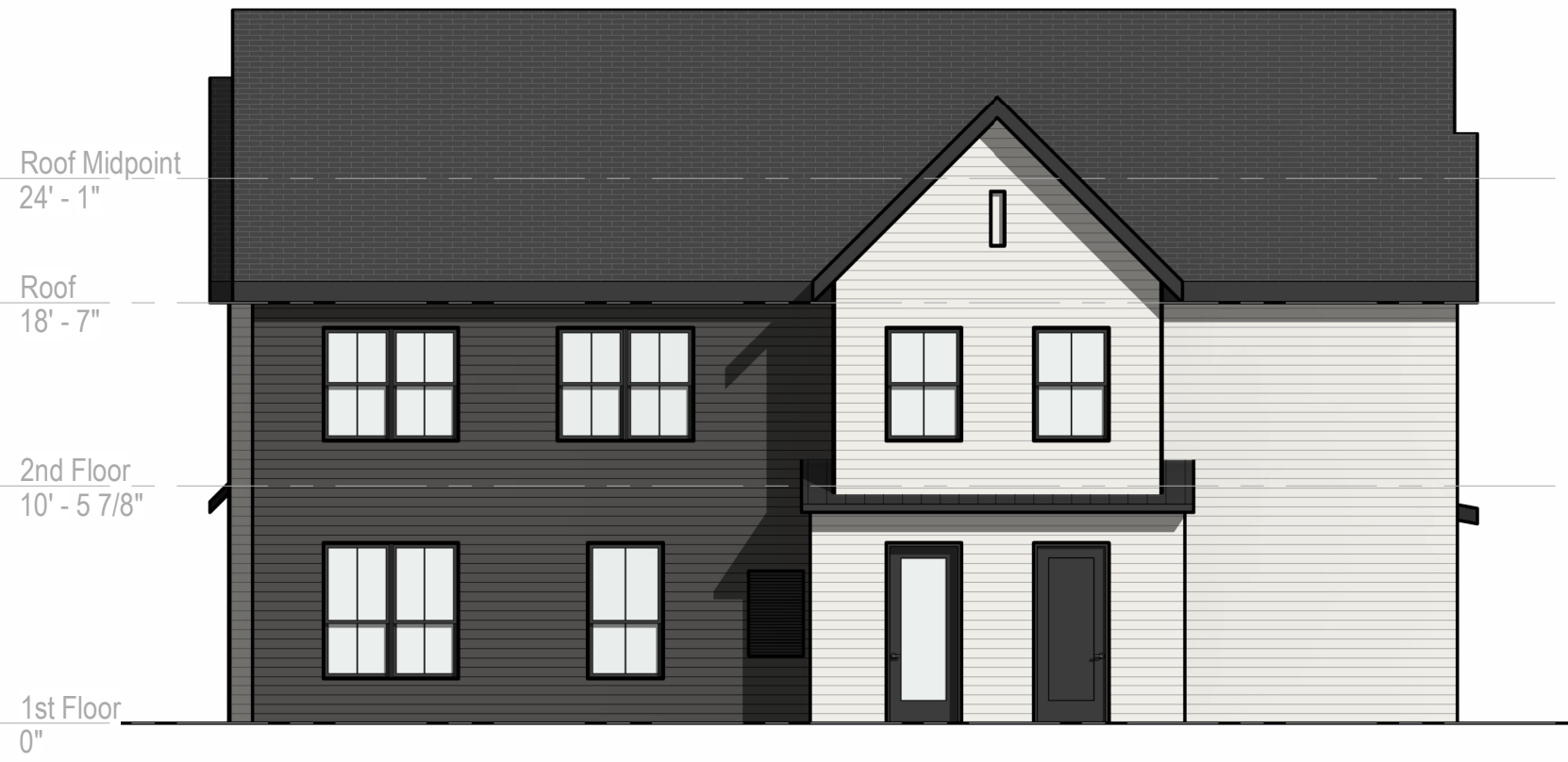
Side Elevation - 2
1/8" = 1'-0"

Building B Elevations



Front Elevation

1/8" = 1'-0"



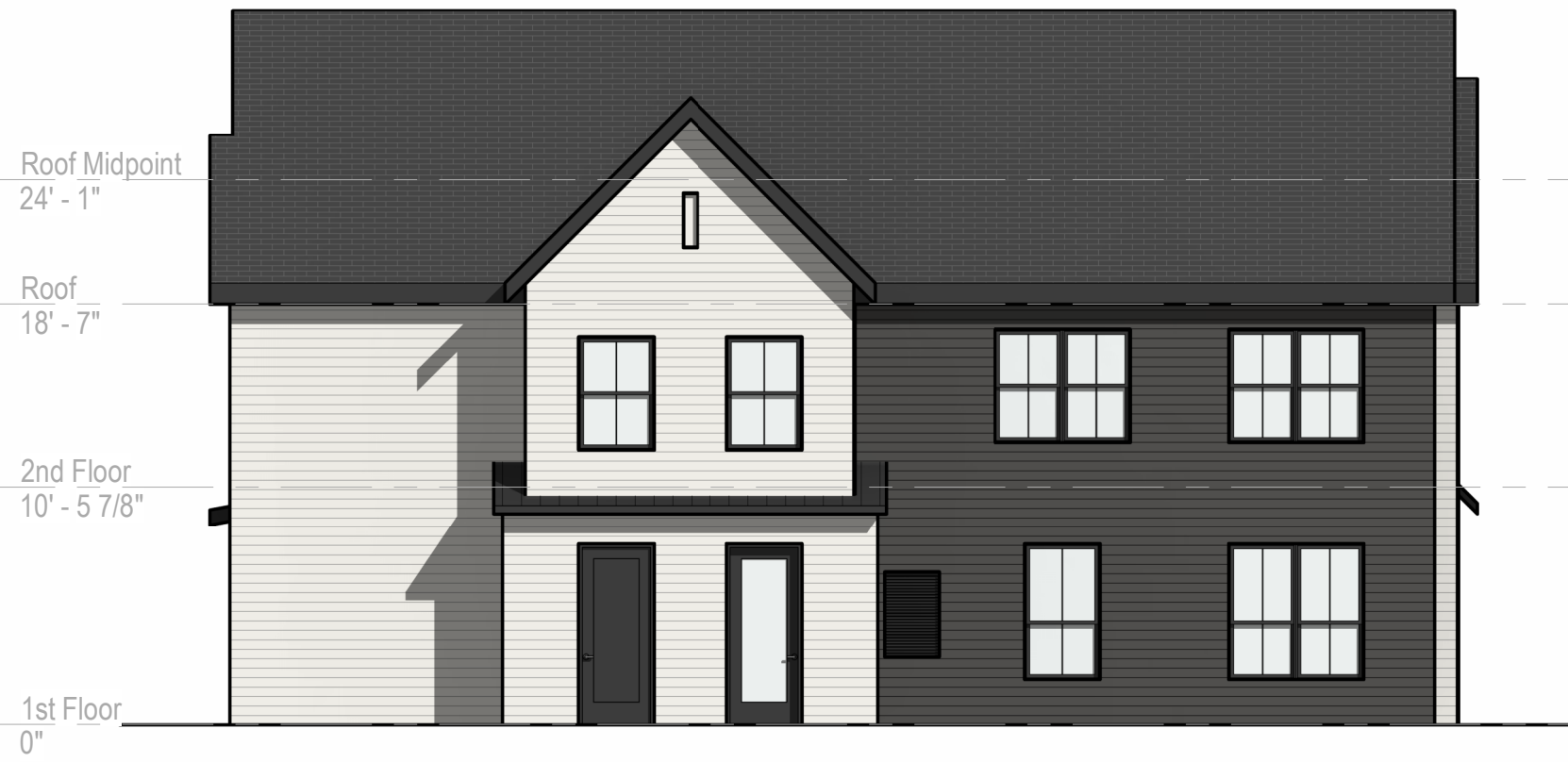
Side Elevation -1

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Side Elevation - 2

1/8" = 1'-0"

Building C Elevations



Front Elevation

1/8" = 1'-0"



Side Elevation -1

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Side Elevation - 2

1/8" = 1'-0"

Building D Elevations



Front Elevation
1/8" = 1'-0"



Side Elevation - 2
1/8" = 1'-0"

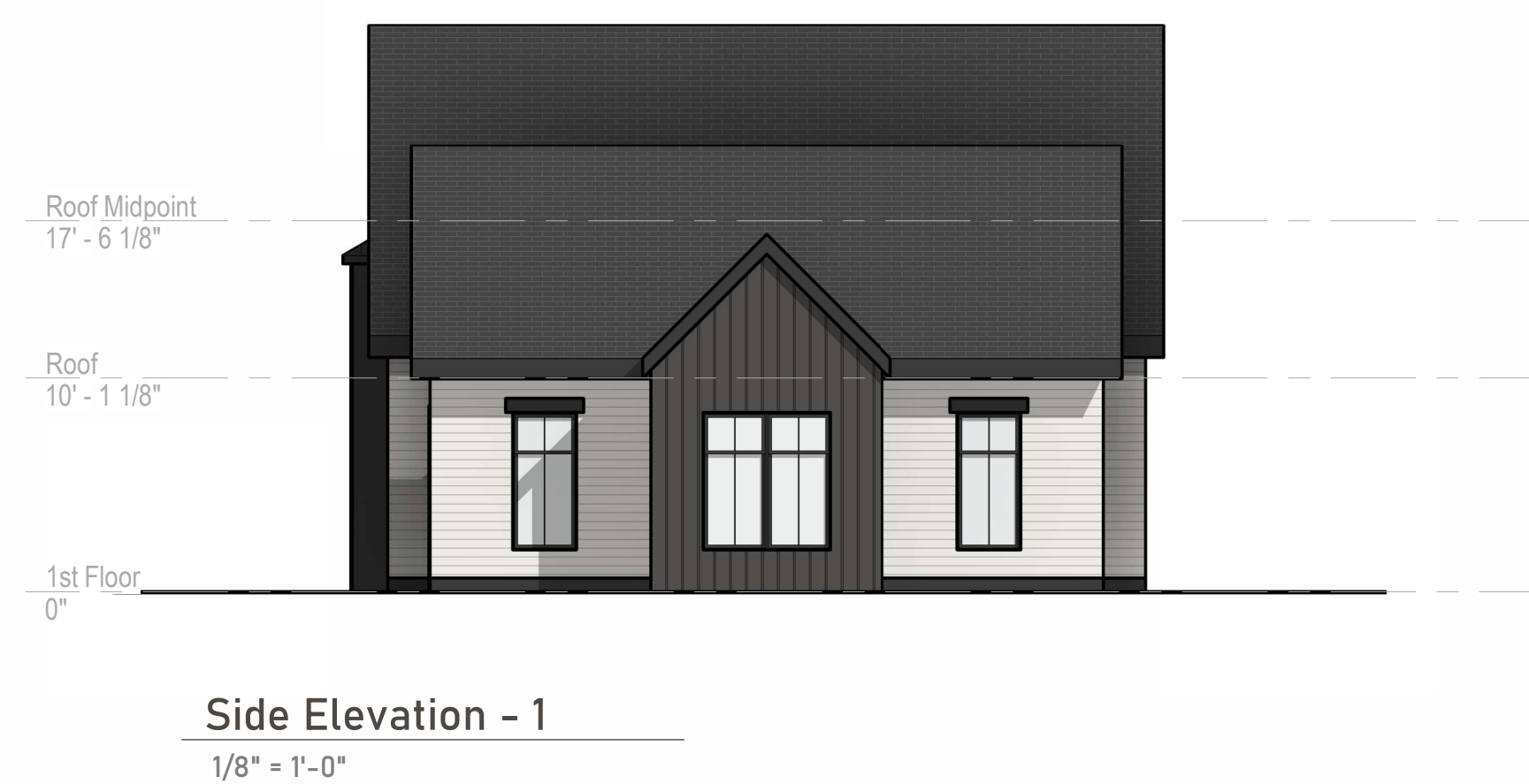
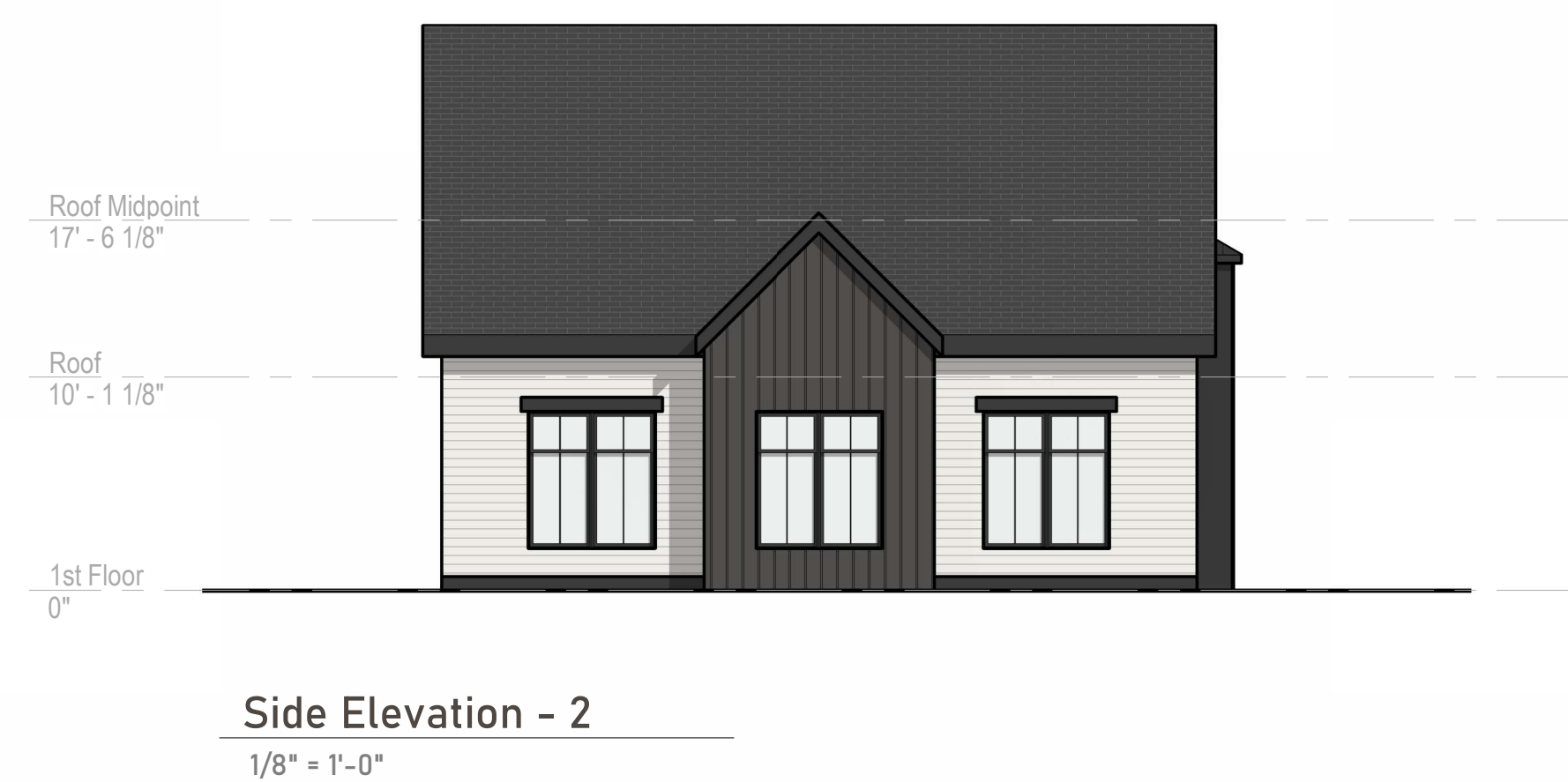
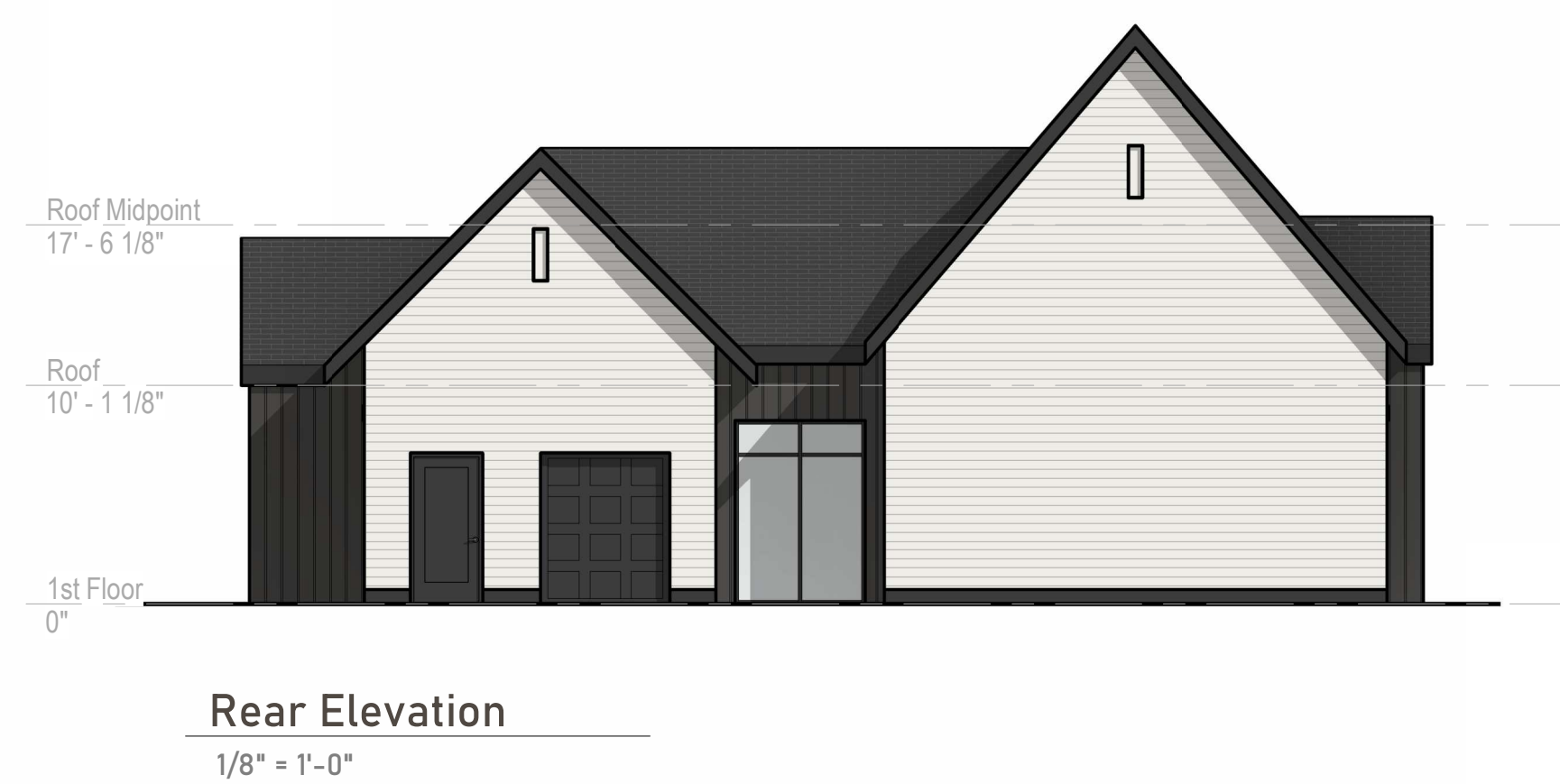


Rear Elevation
1/8" = 1'-0"

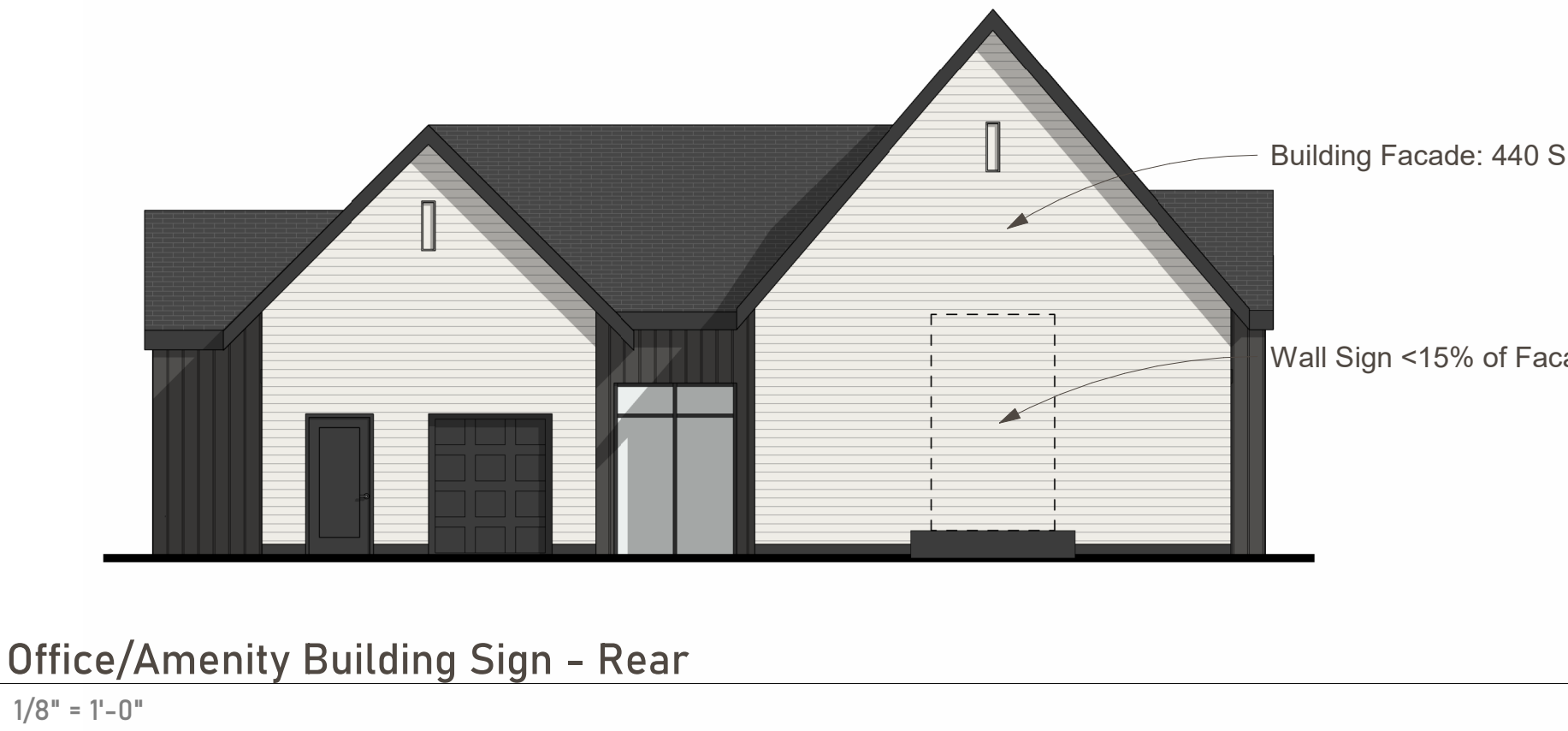
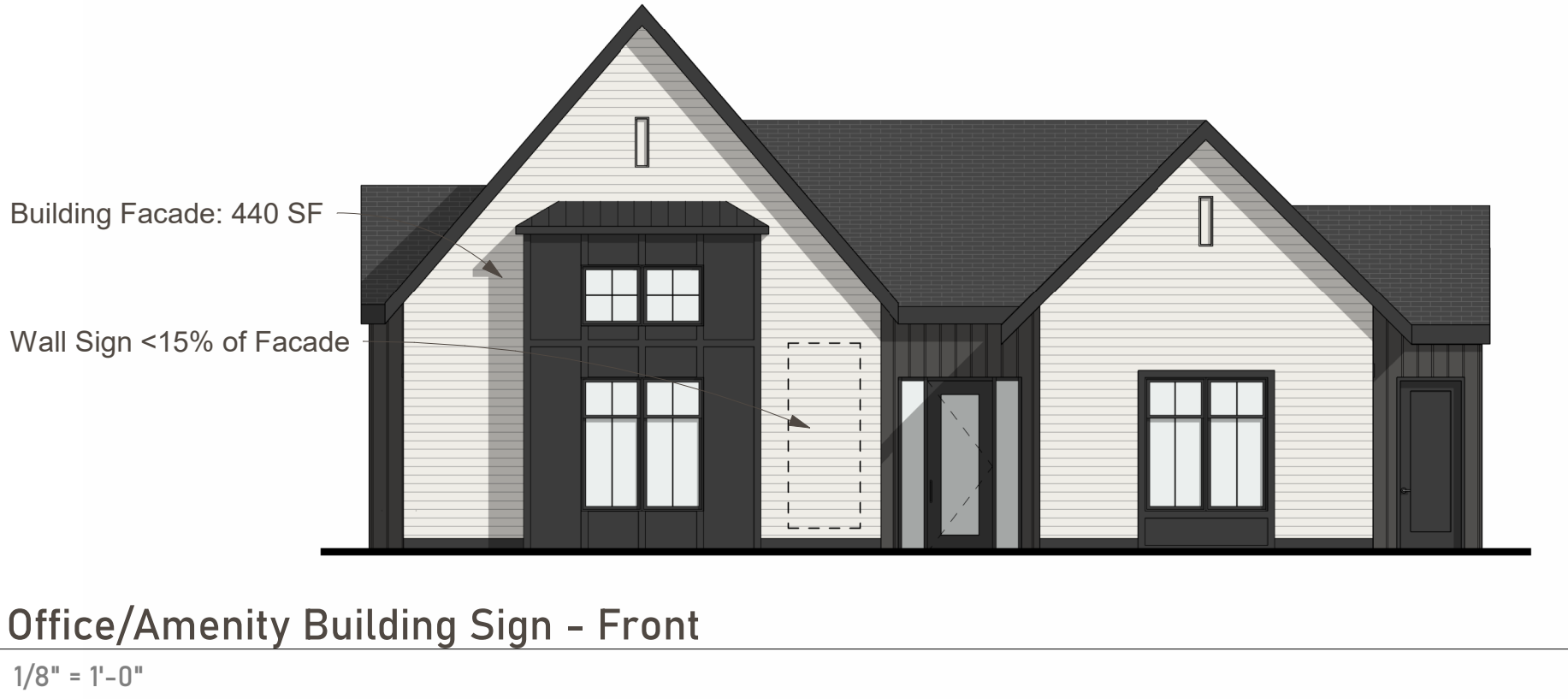
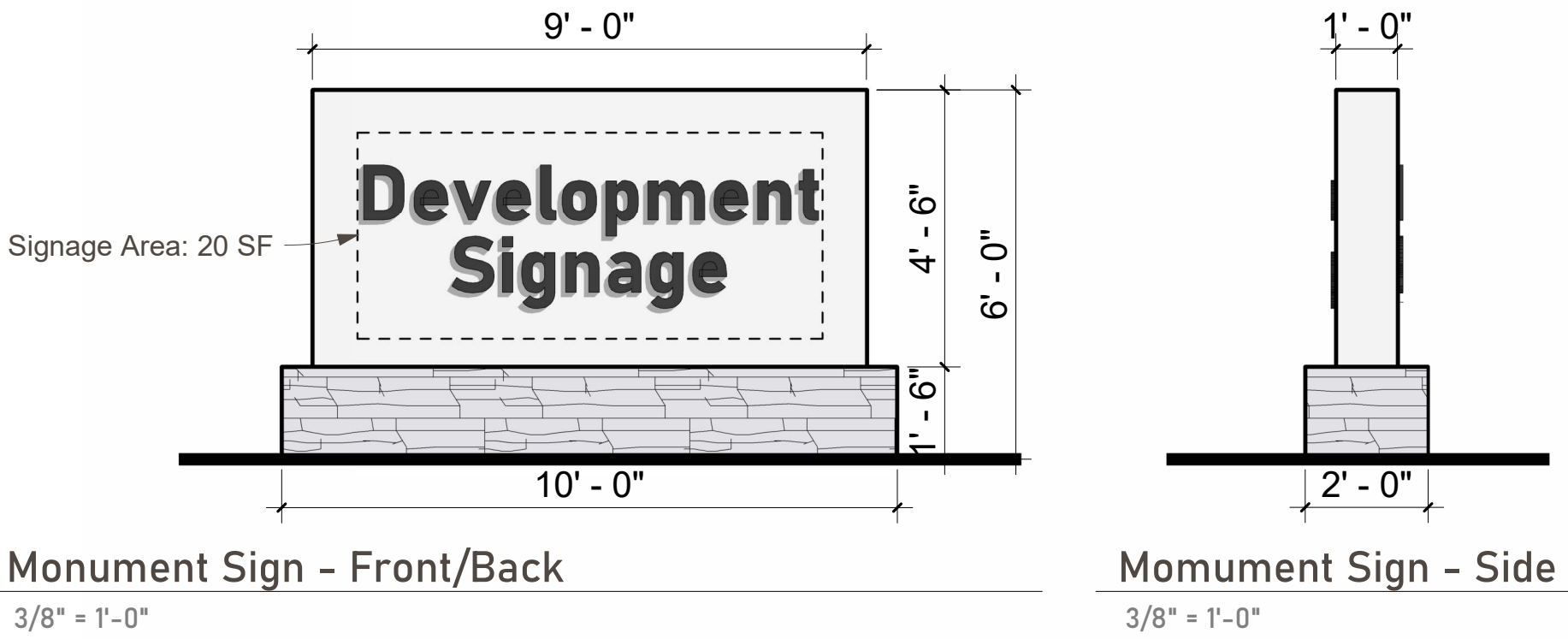


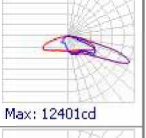
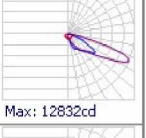
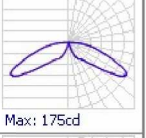
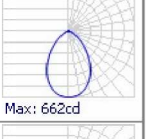
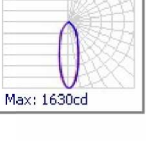
Side Elevation - 1
1/8" = 1'-0"

Office/Amenity Elevations



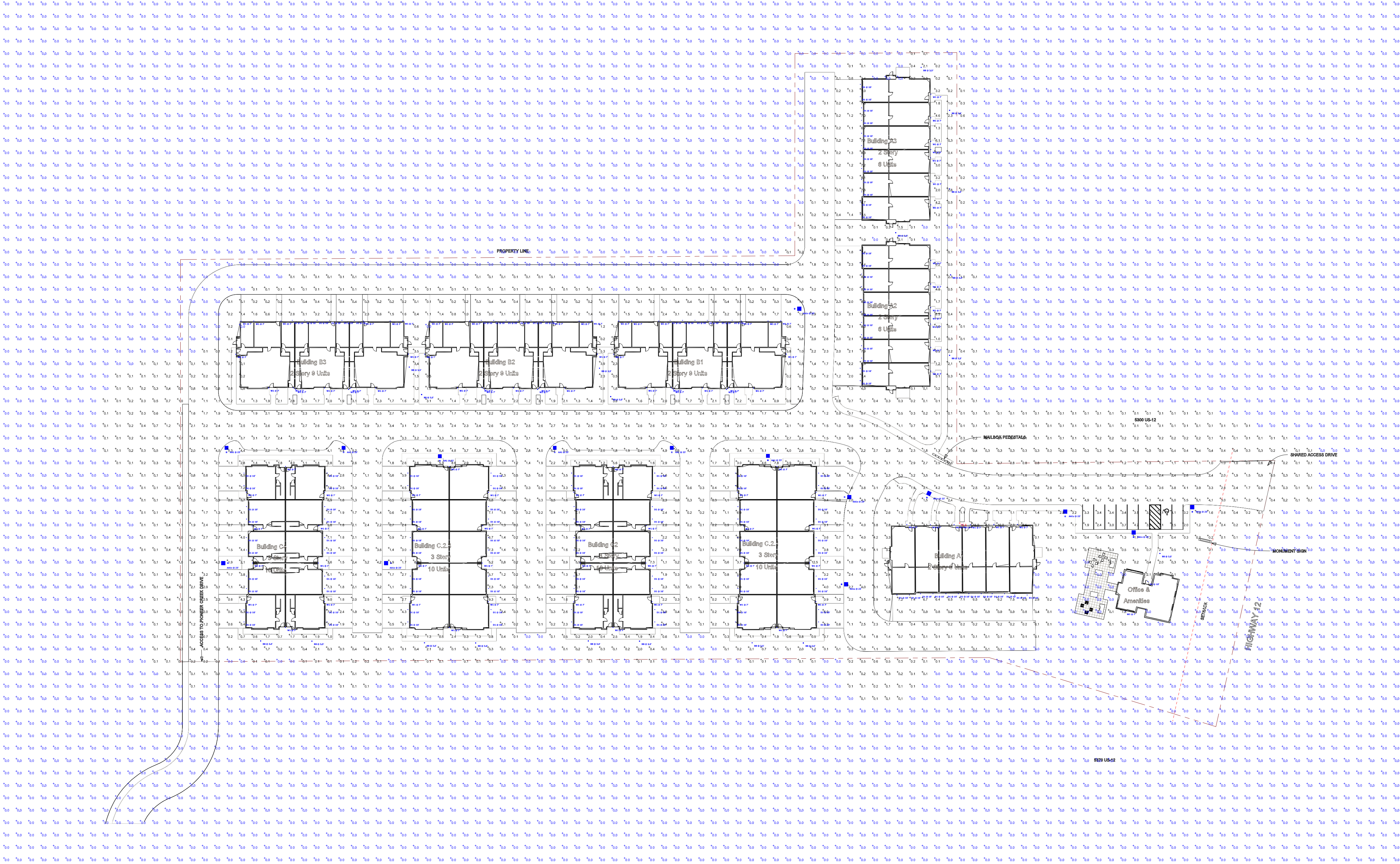
Parking and Signage Plan



Schedule																			
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot								
	AA1		6	RSX2 LED P2 40K R3	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution		1	17292	0.9	114.07									
	AA1s		9	RSX2 LED P2 40K R3 HS	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution with HS shield		1	12074	0.9	114.07									
	BB		19	FC6C	FC6C-36N03-UWV-39-46-SL-KX-LD		1	522	0.9	30									
	D1		135	na	SLMB4-12W-CCT-XX - 4000K		1	1057	0.9	10.79									
	W1		107	WS-W2605	Surface-mounted luminaires		1	1091	0.9	15.938									

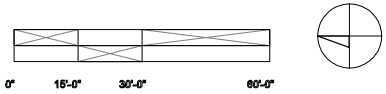
Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
Total Area Calculated @ Grade		0.4 f.c.	16.5 f.c.	0.0 f.c.	N/A	N/A			

Note
1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.
3. Fixture heights are shown on plan.



SITE PLAN
SCALE: 1" = 30'-0"

Plan View
Scale: 1" = 30'



Designer
JAN
Date
06/08/2026
Scale
As Noted
Drawing No.
Summary